



SITUATION

Located close to the junction with Baronet Road in this popular residential area, within ½ mile of Northumberland Park Mainline Station and just over a mile away from Seven Sisters Underground Station (Victoria Line). Tottenham is a popular residential suburb lying approx. 8 miles north of central London.

PROPERTY

Comprising a **Ground Floor 1 Bedroom Flat.**

ACCOMMODATION

Ground Floor Flat

- Bedroom
- Lounge
- Kitchen with separate Utility Room
- Bathroom/WC

VAT is NOT payable in respect of this Lot

£8,400 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **MATTHEW BERGER**

* Refer to Point 9 in the 'Notice to all Bidders' page

TENURE

Leasehold for a term of 125 years from 7th January 1991 (having approx. 101 years unexpired) at a fixed ground rent of £10 p.a.

TENANCY

The property is let to an individual on an AST for a term of 6 months from 12th October 2014 **(in occupation since 2008)** at a current rent of **£8,400 per annum** exclusive.



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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts