

IN SAME OWNERSHIP FOR OVER 40 YEARS



SITUATION

Located in this residential area within a half mile of Bruce Gove Mainline Station and approx. 1 mile from Seven Sisters Underground Station (Victoria Line). In addition, the property benefits from good road links via the A10 which links to the North Circular Road (A406). Tottenham is a popular residential suburb lying approx. 8 miles north of central London.

PROPERTY

An attractive mid terrace late Victorian **2 Bed House** benefitting from a **Rear Garden** and **gas central heating**.

VAT is NOT payable in respect of this Lot

FREEHOLD

£10,740 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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

ACCOMMODATION

Ground Floor

- 2 Rooms
- Kitchen
- External WC (disused)

First Floor

- Bedroom 1
- Bedroom 2
- Bathroom/WC

TENANCY

The entire property is let to 2 Individuals on an AST for a term of 6 months from 1st October 2014 (holding over – **in occupation since 2006**) at a current rent of **£10,740 per annum** exclusive.

Note: £850 Rent Deposit held.

JOINT AUCTIONEERS
George Ellis & Sons – Tel: 01279 757 000
Ref: J. Chamberlain Esq – Email: info@georgeellis.co.uk

VENDOR'S SOLICITORS
Christopher Davidson LLP – Tel: 01242 581 481
Ref: D. Foulser Esq – Email: df@cldlaw.co.uk

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