



SITUATION

Located in this popular and most sought after area within this quiet residential road close to the junction with Highbury Grove and just a short walk from the open spaces of **Highbury Fields, Arsenal's Emirates Stadium** and Canonbury Mainline Station. The property is approximately ¾ mile from Highbury Corner and Islington's fashionable Upper Street.

PROPERTY

Comprising a **1 Bed Self-Contained Flat** on the second floor within this purpose built residential block. The flat has been recently redecorated and will be offered fully furnished to include:

- Oven/hob
- Fridge/Freezer
- Washing Machine
- Wardrobes

ACCOMMODATION

Second Floor Flat

1 Bedroom,
Open Plan Kitchen/Living Room,
Bathroom/WC

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 25th March 1963 at a fixed ground rent of £26 p.a. PLUS SHARE OF FREEHOLD.

Offered with VACANT POSSESSION

Note: The property was previously let at £1,210 pcm.



Vacant 1 Bed Flat

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **ROY TAMARI**

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

VENDOR'S SOLICITORS
Colman Coyle – Tel: 020 7354 3000
Ref: S. Tennant – Email: simon.tennant@colmancoyle.com

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