



SITUATION

Located just a short walk of Stoke Newington Overground Station and Stoke Newington High Street providing a host of shopping facilities as well as a number of Cafés and Restaurants serving the surrounding residential area. The open spaces of Abney Park are also just yards away. Stoke Newington is situated midway between Stamford Hill and Dalston and approx. 3 ½ miles north of the City of London.

PROPERTY

Comprising a **1 Bed Ground Floor Flat** within this well-known gated purpose built Victorian development which benefits from use of an L-Shaped cobbled road and communal gardens.

ACCOMMODATION

Ground Floor Flat

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

GIA Approx. 450 sq ft

VAT is NOT applicable to this Lot

Vacant 1 Bed Flat

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

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



TENURE

Leasehold for a term of 99 years from 29th September 1979 (thus having approx. 61 years unexpired – **see Note**) at a ground rent of £50 p.a. rising to £75 in 2045.

Offered with VACANT POSSESSION

Note: The immediate Landlord holds a lease for a term of 175 years from 25th December 1984 (thus having approx. 142 years unexpired) and will sell this interest for £35,000 (plus costs) subject to contract.

VENDOR'S SOLICITORS

Macroy Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroyward.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