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SITUATION

In this affluent residential area less than 1 mile from Chingford Town Centre and approx. 10 miles from central London.

PROPERTY

A detached block of **8 Flats**, two of which were recently added on the third floor.

There is a side drive-in to a rear car parking area and a block of **6 Garages** in need of repair.

VAT is NOT applicable to this Lot

FREEHOLD

Note: The freeholder insures – Current sum insured £1,122,000 and current premium £1,866.44 p.a.

TENANCIES & ACCOMMODATION

Property & Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Block of 6 Garages				
VACANT				
Kendal Court (8 Flats) Not inspected	Various	Each between 189 years and 999 years from 29th September 1963	Peppercorn	Each FRI

Note: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to the auction.

View from The Ridgeway



6 Vacant Garages

The Surveyors dealing with this property are **John Barnett** and **Joshua Platt**

Vendor's Solicitors
Alison Sandler
Tel: 020 8906 4411

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**