



SITUATION

Located opposite the junction with Russell Road in this popular residential area near Chestnuts Park & Downhills Park, just a short walk to Seven Sisters Station (Victoria Line, Overground & Main Line) and being approx. 1 mile from the multiple shopping facilities in High Road, Tottenham.

The new Tottenham Hotspur Football Stadium is located approx. 2 miles to the north-east adding to the area's regeneration and Canary Wharf is just 6 miles south.

PROPERTY

Forming part of an attractive Victorian mid terrace building comprising a purpose built **Self-Contained 2 Bed Flat** on the ground floor with its own street entrance. In addition the property includes gas central heating (not tested) and a **Rear Decked Garden**.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Flat (measurements to maximum points)

Lounge/Diner	12'8" x 11'8"
Bedroom 1	14'2" x 11'6"
Bedroom 2	11'6" x 11'3"
Kitchen	8'9" x 4'10"
Bathroom/WC	8'11" x 7'7"

GIA Approx. 624 sq ft

TENURE

Leasehold for a term of 215 years from 1st April 1973 (thus having approx. 167½ years unexpired) at a peppercorn ground rent.

Offered with Vacant Possession

Note: A 2 bed flat at 39 Southey Road sold in September 2019 for £446,000 (source: rightmove.co.uk).

Vacant 2 Bed Flat

The Surveyors dealing with this property are
Elliott Greene and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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