



SITUATION

Located close to the junction with Windsor Road in this sought-after and popular town centre, conveniently nearby local amenities including the **Post Office** and **Sainsbury's Local** and less than 1/2 a mile from Palmers Green Station (Great Northern Rail).

ACCOMMODATION (measurements to maximum points)

First Floor

Bedroom 1	16'9" x 11'3"
Bedroom 2	12'0" x 10'8"
Dining Room	11'6" x 11'3"
Kitchen	11'6" x 7'6" (Door to Roof Terrace)
Bathroom/WC	5'5" x 5'0"
Separate Store Room	16'9" x 14'3" (not inspected)

Second Floor

Bedroom 3	17'3" x 11'6"
Bedroom 4	12'0" x 10'9"
Bedroom 5	9'3" x 8'3"
Bedroom 6	12'0" x 9'9"
Bathroom/WC	

GIA Approx. 1,589 sq ft incl. Store Room

Plus Roof Terrace

TENURE

Leasehold for a term of 999 years from 14th August 2001 at a peppercorn ground rent.

Offered with Vacant Possession

PROPERTY

Forming part of this retail parade comprising a **Large 6 Bedroom Self-Contained Flat** with separate front access, planned on part ground, first and second floors of this attractive period building. In addition the property benefits from a **Roof Terrace** and a separate **Store Room**.

VAT is NOT applicable to this Lot

Note 1: The Vendor has recently completed a full refurbishment of the flat a very high standard at a cost of circa £75,000 to include a new kitchen, two new shower-room suites, new lighting and wood flooring throughout.

Note 2: Prior to the refurbishment the flat was let on an AST producing £36,000 per annum (£3,000 pcm). The Vendor's ERV is now circa £42,000 per annum.

Note 3: There is potential to convert the flat into a number of smaller units as per some of the neighbouring buildings or as a large HMO, all subject to obtaining the necessary consents.

Note 4: The Freehold of No. 374 Green Lanes (Shop & 7 Studio Flats) sold in August 2018 for £1,200,000.

Note 5: Refer to the Auctioneers for the Virtual Tour and Floor Plan.

Vacant 6 Bed Flat

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

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
Berlad Graham LLP
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