



SITUATION

Located in this residential area, directly off Green Lanes with its varied local shopping facilities.

Stoke Newington is a popular and sought-after location, situated midway between Stamford Hill and Dalston and approximately 3½ miles north of the City of London.

PROPERTY

Comprising a mid-terraced house converted into **3 Self-Contained Flats** planned on ground, basement, first and second floors. In addition, the property includes a rear garden.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1 : 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.

Note 2: The Freeholder insures. Current sum insured is £684,208. Current premium is £1,185.05 p.a.

Note 3: A 710 sq ft 2 bed basement flat in 13a Burma Rd sold in May 2019 for £500,000 (£704 psf).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 46 (Ground Floor Flat & Basement)	3 Rooms, Kitchen, Bathroom/WC ¹ Plus rear garden.	Individual(s)	99 years from 24th June 1983	£120 (rising to £180 p.a. in 2049)	FRI Valuable reversion in approx. 61¼ years.
No. 46a (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC ¹	Individual(s)	189 years from 24th June 1983	Peppercorn	FRI
No. 46b (Second Floor Flat)	2 Rooms, Kitchen, Bathroom/WC ¹	Individual(s)	189 years from 24th June 1983	Peppercorn	FRI
				Total: £120	

¹Not inspected by Barnett Ross.

**£125 p.a. with
Valuable Reversion**

Joint Auctioneers

Williamson Dace Brown
Tel: 020 8886 4407 Ref: Katherine Dace
Email: k.dace@wdbproperty.co.uk

Vendor's Solicitors

Pothecary Witham Weld
Tel: 020 7821 8211 Ref: Alexa Beale
Email: abeale@pwwsolicitors.co.uk

The Surveyors dealing with this property are
John Barnett 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'**