



The Property

SITUATION

Located in this residential area near to the junction with Lordship Lane and being under ¾ mile to the varied multiple shopping and public transport facilities in Wood Green High Road.

Wood Green is a popular suburb located approx. 8 miles north of the City of London.

PROPERTY

Comprising a mid-terraced house converted into **2 Self-Contained Flats** each with their own street entrance and planned on ground and first 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 £527,800. Current premium is £914.14 p.a.

Note 3: A 581 sq ft 2 bed ground floor flat in 4 Granville Rd sold for £328,000 in March 2017 (£564 psf).

Note 4: Refer to Special Conditions regarding outstanding Order for Costs from the lessee of No. 35 and other ground rent and insurance arrears.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 35 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC ¹ Plus part of rear garden	Individual(s)	99 years from 24th March 1985	£100 (rising to £150 p.a. in 2035 and £200 p.a. in 2060)	FRI Valuable reversion in approx. 63 years.
No. 37 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC ¹ Plus part of rear garden	Individual(s)	109¾ years from 24th June 1974	£30	FRI Valuable reversion in approx. 63 years.
				Total: £130	

¹Not inspected by Barnett Ross.

**£130 p.a. with
2 Valuable Reversions**

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

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
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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'**