



The Property

SITUATION

Located off Lordship Lane and close to Bruce Grove Overground Station and the multiple shopping facilities in High Road Tottenham. Tottenham is a busy mixed use area lying approx. 8 miles north of central London.

PROPERTY

Comprising a mid-terraced house converted into **2 Self-Contained Flats** planned on ground and first floors. In addition, the property includes a rear garden.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 224 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC ¹ Plus rear garden	Individual(s)	99 years from 9th March 1984	£100 (rising to £150 p.a. in 2050)	FRI Valuable reversion in approx. 62 years.
No. 224a (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC ¹	Individual(s)	189 years from 21st December 1983	Peppercorn	FRI
				Total: £100	

¹Not inspected by Barnett Ross.

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 £355,929. Current premium is £581.83 p.a.

Note 3: A 656 sq ft 2 bed flat in 167 Mount Pleasant Rd sold for £425,000 in July 2020 (£647 psf).

**£100 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'**