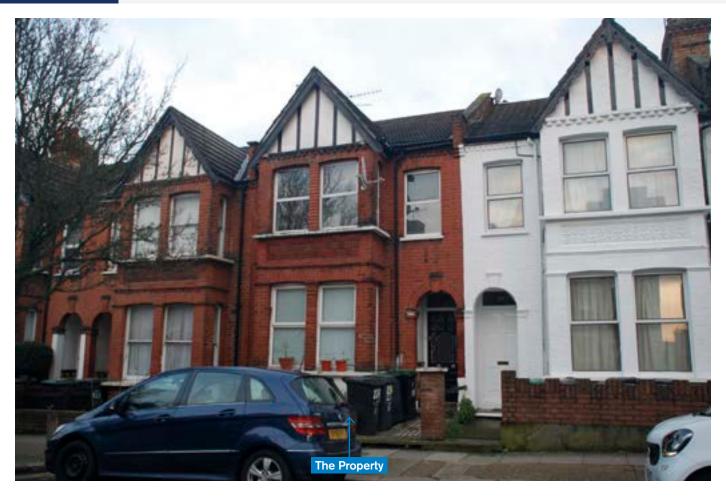
Reversionary Ground Rent Investment 6 week completion



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.

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).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 224 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC¹ 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/WC1	Individual(s)	189 years from 21st December 1983	Peppercorn	FRI
¹ Not inspected by Barnett Ross.				Total: £100	

£100 p.a. with Valuable Reversion Tel: 020 8886 4407 Ret: Katherin Email: k.dace@wdbproperty.co.uk

Joint Auctioneers

Williamson Dace Brown Tel: 020 8886 4407 Ref: Katherine Dace

Vendor's Solicitors

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