



SITUATION

Located close to the junction with Rectory Road in this popular residential area, within close walking distance of Stoke Newington High Street, Hackney Downs Park and Rectory Road Station (Overground). Stoke Newington is a highly sought-after neighbourhood, situated midway between Stamford Hill and Dalston and approximately 3½ miles north of the City of London.

PROPERTY

Forming part of a mid-terrace building comprising a **Self-Contained 1 Bed Flat** on the first floor. The property benefits from gas central heating (not tested).

ACCOMMODATION

First Floor Flat (measurements to maximum points)

Reception Room	15'3" x 12'5"
Bedroom	12'3" x 10'0"
Kitchen	12'11" x 9'1"
Bathroom/WC	8'11" x 4'10"

GIA Approx. 582 sq ft incl. ground floor entrance.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 12th October 2015 at a fixed ground rent of £9 p.a.

Offered with Vacant Possession

Note 1: Completion 31st March 2021 or earlier by mutual agreement.

Note 2: There is no Stamp Duty payable on residential property up to £500,000 provided completion takes place by 31st March 2021 and you do not own additional properties.

Note 3: Refer to Auctioneers for Virtual Tour and Floor Plan.

Vacant 1 Bed Flat

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

Vendor's Solicitors

Meaby & Co
Tel: 020 7703 5034 Ref: Beth Rose
Email: brose@meaby.co.uk

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'**