



SITUATION

Located in this popular and most sought after area within this quiet residential road close to the junction with Highbury Grove and just a short walk from the open spaces of **Highbury Fields**, **Arsenal's Emirates Stadium** and Canonbury Mainline Station. The property is approximately ¾ mile from Highbury Corner and Islington's fashionable Upper Street.

PROPERTY

Forming part of a purpose built apartment block comprising an unmodernised **1 Bed Self-Contained Flat** on the ground floor which benefits from gas central heating (not tested) and an entry phone. In addition, the property includes a **Store**.

ACCOMMODATION

Ground Floor Flat (measurements to maximum points)

Living Room	14'1" × 10'11"
Bedroom	12'4" × 10'11"
Kitchen	9'1" × 7'9"

Shower Room/WC

GIA Approx. 454 sq ft plus Store

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 29th September 1961 at a fixed ground rent of £100 p.a.

Offered with Vacant Possession



Note 1: Completion 30th March 2021.

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: A 1 bed flat at 9 Escuan Lodge sold for £380,000 in March 2020 (source: zoopla.co.uk).

Note 4: Refer to Auctioneers for the Virtual Tour and Floor Plan.

Vacant Unmodernised 1 Bed Flat

The Surveyors dealing with this property are
Steven Grossman and **Nathan Schindler**

Vendor's Solicitors

Bishop & Sewell LLP incorp. Monro Wright & Wasbrough
Tel: 020 7631 4141

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'**