



Communal Front  
Entrance to Flat at Rear

### SITUATION

Located close to the corner of Town Road and Montagu Road in this predominantly residential area, less than 1/2 a mile from Edmonton Green town centre and less than a mile from the Lee Valley Leisure Complex, which includes a cinema, athletics centre and golf course. Edmonton Green is situated approximately 9 miles north of central London enjoying excellent road access, being within easy reach of the M25 (Junction 25) and rail access via Edmonton Green Rail Station (Overground).

### PROPERTY

Forming part of a residential building comprising a **Self-Contained 2 Bed Flat** on the ground floor. The property benefits from Gas Central Heating (not tested) and uPVC windows.

### ACCOMMODATION

**Ground Floor Flat** (measurements to maximum points)

Bedroom 1	9'0" x 11'7"
Bedroom 2	8'11" x 15'11"
Living Room	12'0" x 15'10"
Kitchen	10'0" x 8'3"
Shower/WC	6'4" x 4'8"

GIA Approx. 638 sq ft

VAT is NOT applicable to this Lot



### TENURE

Leasehold for a term of 125 years from completion at a ground rent of £100 p.a. (rising by £100 p.a. every 25 years).

### TENANCY

The property is let on an AST to 2 Individuals for a term of 1 year from 15th December 2017 (holding over – in occupation since 2015) at a current rent of £16,200 per annum exclusive.

Note: Refer to Auctioneers for Virtual Tour of the Flat.

**£16,200** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

### Vendor's Solicitors

Markand & Co Solicitors LLP  
Tel: 020 8470 1422 Ref: Sean Bhaker  
Email: gsbhaker@markandsolicitors.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'