

ADDENDUM – Updated 26.07.21

LOT A – GISBURN MANSIONS, TOTTENHAM LANE, HORNSEY, LONDON N8

We are now quoting 'Guide: £12,400,000' which equates to Approx. £460 psf freehold.

Special Condition 5 should now read:

"On COMPLETION the BUYER will pay to the SELLER'S Solicitors £1,715.52 or such increased sum specified by the SELLER'S Solicitors as having been actually incurred in respect of the official copies, Local Search, Drainage and Water Search, environmental, chancel, energy and transportation searches and SIMR (together with VAT and search providers fees) copies of which have been supplied to the BUYER".

Flat 2 – The rent is £16,200 p.a.

Flat 28 – The rent will be increasing to £16,800 p.a. from 1st September 2021.

Total income will therefore increase to '£572,237 p.a. plus 3 Vacant Flats'.

Flat 6 has a gas boiler to heat the water and benefits from wall hung electric heaters.

Flat 8 has no gas supply and only has electric heating.

Flat 32 has a gas boiler to heat the water, but it does not have gas central heating or electric wall heaters.