



SITUATION

Occupying a prominent position on the corner with Avenell Road in this highly sought-after residential area. The shopping facilities of Highbury Barn, Arsenal's Emirates Stadium and Arsenal Underground Station (Piccadilly Line) are all within close proximity.

Highbury lies approximately 4 miles north of Central London, midway between Finsbury Park and Islington.

PROPERTY

A detached building comprising **12 Self-Contained Flats** planned on lower ground, ground and the three upper floors.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 5 (Ground Floor)	Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 29th September 1974	£60 (rising to £120 in 2040)	FRI by way of service charge. Valuable Reversion in approx. 52 years.
Flat 11	Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 29th September 2004	£100 (rising to £200 in 2037 & £300 in 2070)	FRI by way of service charge. Valuable Reversion in approx. 82 years.
Flat 9	Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 29th September 2004	£100 (rising to £200 in 2037 & £300 in 2070)	FRI by way of service charge. Valuable Reversion in approx. 82 years.
Flat 12	Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 29th September 2019	£100 (rising to £200 in 2052, £300 in 2085 & £350 in 2102)	FRI by way of service charge.
Flats 1, 2, 3, 6, 7, 8 & 10	7 Flats Not inspected	Various	Each 189 years from 29th September 1974	Peppercorn	Each FRI by way of service charge.
Flat 4	Not inspected	Individual(s)	189 years from 1st January 1999	Peppercorn	FRI by way of service charge.
				Total: £360	

¹Not inspected by Barnett Ross. Accommodation provided by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

Note 2: The Freeholder insures. Current sum insured £2,537,056. Current premium is £4,622.46 p. a.

Note 3: Flat 3 sold in July 2019 for £420,000 and Flat 2 sold in May 2019 for £515,238. (source: rightmove.co.uk)

£360 p.a. Plus 3 Valuable Reversions

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Curry Popeck Solicitors
 Tel: 020 8907 2000 Ref: Neysan Valente
 Email: nvalente@currypopeck.com

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'**