



SITUATION

Located directly off Sussex Way within a gated cobbled mews development in this popular and sought after area and in close proximity to the various shopping facilities and restaurants in Hornsey Road and Holloway Road. The area is well served by various bus routes and is near to Archway Underground Station (Northern Line) and both Crouch Hill and Upper Holloway Overground Stations.

Upper Holloway is within easy reach of Crouch End and Finsbury Park and is well located for both the City and West End.

PROPERTY

Forming part of this mews development comprising a **1 Bed Self-Contained Flat** on the second floor in need of modernisation. The property includes:

- A Juliette balcony over the mews courtyard
- High ceilings
- Entryphone
- Double glazing

VAT is NOT applicable to this Lot

ACCOMMODATION

Second Floor Flat (measurements to maximum points)

Reception Room	19'2" x 13'11"
Bedroom	13'3" x 10'8"
Kitchen	9'10" x 6'2"
Bathroom/WC	7'5" x 5'1"

GIA Approx. 576 sq ft

TENURE

Leasehold for a term of 999 years from 29th September 1998 at a current ground rent of £125 p.a. rising - refer to lease.

Offered with Vacant Possession

Note 1: Flat 9 Eddison Court (1 bed flat) sold in September 2019 for £340,000 (source: www.zoopla.co.uk).

Note 2: Floor Plan and Virtual Tour available from the Auctioneers.

Vacant 1 Bed Flat

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

Vendor's Solicitors

Islington Council Legal Services
Tel: 020 7527 3410 Ref: Edward Soetan
Email: edward.soetan@islington.gov.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'**

