



### SITUATION

Located in this popular residential area close to the junction with Westbury Road, just a short walk from the Bounds Green Recreation Club and located approx. 1 mile from the open spaces of Arnos Park and Broomfield Park.

The property is located approx. ½ mile from Bounds Green Underground Station (Piccadilly Line).

Bowes Park is an attractive residential area located approx. 9 miles from central London.

### PROPERTY

A mid-terraced building comprising **2 Self-Contained Flats** planned on ground and first floors together with a garden.

VAT is NOT applicable to this Lot

### FREEHOLD

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat	Not Inspected	Individual(s)	125 years from 25th March 2002	£100 (rising to £200 in 2035 & £400 in 2068)	FRI Valuable Reversion in approx. 106 years.
First Floor Flat	Not Inspected	Individual(s)	99 years from 25th March 1978	£25	FRI Valuable Reversion in approx. 55½ years.
				<b>Total: £125</b>	

# £125 p.a. with Valuable Reversion

The Surveyors dealing with this property are  
**John Barnett** and **Nathan Schindler**

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'