



### SITUATION

Located in this popular residential area close to the junction with Middle Lane, just a short walk from the retail facilities located on Crouch End Hill and the open spaces of Priory Park.

The property is located approx. 1 mile from Turnpike Lane Underground Station (Piccadilly Line).

Crouch End is an attractive sought after residential area located approx. 6 miles from central London.

### PROPERTY

Forming part of a Period mid-terraced building comprising a **Self-Contained Flat** on the ground floor together with a **Private Rear Garden**.

### ACCOMMODATION

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

Bedroom 15'2" x 12'5"

Lounge 17'11" x 14'5"

Kitchen 15'4" x 11'11"

Bathroom/WC 9'3" x 9'4"

Plus Private Rear Garden

**GIA Approx. 802 sq ft plus Private Rear Garden**

VAT is NOT applicable to this Lot

### TENURE

**Leasehold for a term of 99 years (less 2 days) from 24th June 1979 at a fixed ground rent of £25 p.a. (thus having approx. 56¼ years unexpired).**

**Offered with Vacant Possession**

**Note 1: At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign the benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent and the premium might be between £60,000 and £70,000, but Purchasers must take their own advice. Refer to Special Conditions of Sale in the legal pack.**

**Note 2: The Freehold of this property is also being offered for sale in this auction as Lot 23 and it will include the vacant basement.**

**Note 3: Refer to Auctioneers for floor plan and virtual tour of the property.**

# Vacant 1 Bed Flat

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' page**

### Vendor's Solicitors

Adams & Remers LLP

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