



SITUATION

Located on the corner with Dowsett Road in this popular residential area, close to Down Lane Park, approximately 1/2 a mile from both Bruce Grove Station (Overground) and Tottenham Hale Station (Victoria Line & National Rail). In addition, the varied shopping facilities in High Road are approx 1/2 mile distant

Tottenham lies approximately 8 miles north of central London.

VAT is NOT applicable to this Lot

PROPERTY

An end of terrace single storey building comprising **3 Self-Contained Flats (2 x 2 Bed and 1 x Studio)** together with a Front Forecourt.

FREEHOLD

Note 1: There may be potential for a new build development which could offer 9 Flats (see Artist's impressions of a development concept), subject to obtaining possession and the necessary consents.

Note 2: Floor Plan of existing layout of each flat is available in the Legal Pack.

Note 3: Refer to Auctioneers for Virtual Tour of Nos. 73A & 73B

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 73A	Ground Floor Flat 2 Bedrooms, Living Room/Kitchen, Bathroom/WC	Individual(s)	1 year from 13th October 2020	£16,200	AST Holding Over
No. 73B	Ground Floor Flat 2 Bedrooms, Living Room/Kitchen, Bathroom/WC	Individual(s)	1 year from 30th October 2020	£16,200	AST Holding Over
No. 73C	Ground Floor Studio Flat Open plan Bedroom/Living Room/ Kitchen and Bathroom/WC	Individual(s)	1 year from 15th October 2020	£16,200	AST Holding Over
				Total: £48,600	

£48,600 p.a. plus New Build Potential

Vendor's Solicitors

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An Artist's Impression of a Development Concept



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