



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

A mid-terraced Period building comprising **2 Self-Contained Flats** on ground, first & second floors both being held on long leases as well as a vacant **Self-Contained Basement** with its own exterior front door.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat	Bedroom, Lounge, Kitchen, Bathroom/WC & Garden. GIA Approx. 802 sq ft	Executors	99 years (less 2 days) from 24th June 1979	£25	FRI Valuable Reversion in approx. 56¼ years.
First & Second Floor Flat	Not Inspected	Individual(s)	189 years from 24th June 1979	Peppercorn	FRI
Basement	GIA Approx. 365 sq ft including disused WC				

VACANT – Floor plan available from Auctioneers.
There is potential to convert the Basement into a Self-Contained Flat, subject to obtaining the necessary consents.

Total: £25 plus Vacant Basement

£25 p.a. with Valuable Reversion & Vacant Basement

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

Vendor's Solicitors
 Adams & Remers LLP
 Tel: 01273 480 616 Ref: Joanna Clark
 Email: joanna.clark@adamsandremers.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' page**

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

Note 2: The Freeholder insures. Current sum insured is £724,710. Current premium is £1,311 p.a. plus IPT.

Note 3: The ground floor flat with vacant possession is also being offered for sale in this auction as Lot 14.

Note 4: There is a 6 week completion.