

6 WEEK COMPLETION



SITUATION

Located close to the junction with Bingfield Street within this highly sought after commercial/residential area only a short walk from Caledonian Road and Barnsbury Mainline Station and only ¾ mile north of the massive regeneration around King's Cross Station providing fast access to Central London. The recreational amenities of Bingfield Park and Thornhill Square are nearby, with fashionable Islington also within easy reach.

PROPERTY

Forming part of a terraced building comprising a **Self-Contained 1 Bedroom Flat** at second floor level. The flat shares a communal front entrance with entryphone system and has recently been redecorated.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Second Floor Flat

1 Bedroom, Living Room with open plan Kitchen, Shower Room/WC

TENURE

Leasehold for a term of 125 years from 1st January 2014 at a ground rent of £100 p.a. doubling every 25 years.

Offered with FULL VACANT POSSESSION

Note: Flat 1 on the first floor (similar size but includes a front roof terrace) is currently under offer at £340,000.

Vacant 1 Bed Flat

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Grower Freeman - Tel: 020 7563 5478
Ref: J. Spooner Esq - Email: jeremy@growerfreeman.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts