



SITUATION

Located in this residential area approx. 1¼ miles from White Hart Lane Mainline Station and 1½ miles from Wood Green Underground Station (Piccadilly Line) and benefitting from good road access via the A10 which links to the North Circular Road (A406).

Tottenham is a popular residential suburb lying approx. 8 miles north of central London.

PROPERTY

A rear **Ground Floor Self-Contained 2 Bed Flat** with its own street entrance and forming part of a two storey purpose built block. In addition, the flat includes a **Private rear Garden** and benefits from gas central heating and UPVC double glazing.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC plus rear Garden

GIA Approx. 600 sq ft

TENURE

Leasehold for a term of 125 years from 25th March 2004 at a peppercorn ground rent.

TENANCY

The property is let on an Assured Shorthold Tenancy to an individual for a term of 1 year from 1st April 2014 at a rent of **£11,400 per annum (£950 pcm).**

Note: There is a £628 Rent Deposit held.

£11,400 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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

VENDOR'S SOLICITORS
Vanderpump & Sykes – Tel: 020 8370 2865
Ref: J. Porter Esq – Email: jamesporter@vanderpumps.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