

### **SITUATION**

Located close to the junction with Baronet Road in this popular residential area, within ½ mile of Northumberland Park Mainline Station and just over a mile away from Seven Sisters Underground Station (Victoria Line).

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

### **PROPERTY**

Comprising a Ground Floor 1 Bedroom Flat.

## **ACCOMMODATION**

**Ground Floor Flat** 

Bedroom Lounge Kitchen with separate Utility Room Bathroom/WC

VAT is NOT payable in respect of this Lot

# £8,400 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **MATTHEW BERGER** 

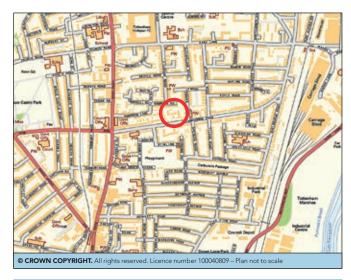
\* Refer to Point 9 in the 'Notice to all Bidders' page

### **TENURE**

Leasehold for a term of 125 years from 7th January 1991 (having approx. 101 years unexpired) at a fixed ground rent of £10 p.a.

#### **TENANCY**

The property is let to an individual on an AST for a term of 6 months from 12th October 2014 (in occupation since 2008) at a current rent of £8,400 per annum exclusive.



VENDOR'S SOLICITORS
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