



SITUATION

Located just off Canning Crescent and being approximately ½ mile from Wood Green Underground Station (Piccadilly Line) and the various retail and entertainment facilities in the High Road.

Wood Green is a popular residential suburb located approx. 8 miles north of central London.

PROPERTY

A first floor **Self-Contained 2 Bed Flat** forming part of a purpose built block. In addition, the flat benefits from gas central heating and UPVC windows.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom, separate WC

GIA Approx. 780 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 2 individuals for a term of 1 year from 28th July 2014 at a rent of **£13,800 per annum (£1,150 pcm).**

Note: There is a £1,000 Rent Deposit held.

£13,800 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* 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