



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 Ground Floor Self-Contained 1 Bed Flat with its own street entrance and forming part of a two storey purpose built block. In addition, the flat benefits from gas central heating and UPVC double glazing.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Flat
1 Bedroom, Living Room, Kitchen, Bathroom/WC

GIA Approx. 490 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 1st April 2014 (**see Note 1**) at a rent of **£10,500 per annum (£875 pcm)**.

Note 1: The tenants have been in occupation for approx. 12 years.

Note 2: There is a £550 Rent Deposit held.

£10,500 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