

LOT  
A

105, 107 & 109 Queens Drive,  
Finsbury Park,  
London N4 2BE

\*Guide: £3,950,000+

IN SAME FAMILY  
OWNERSHIP SINCE 1978



**3 Victorian Mid Terraced Houses (part HMO)  
comprising a variety of Self-Contained Flats and Rooms  
each let on ASTs**

**Freehold for sale by Public Auction**

**Date:** To be offered at 2pm on Wednesday, 14th December 2016  
(Main Auction commences at 1pm)

**Venue:** The Radisson Blu Portman Hotel, 22 Portman Square, London W1H 7BG

**Auctioneers:**



Brook Point, 1412 High Road, Whetstone, London N20 9BH - Tel: 020 8492 9449

**Ref:**

John Barnett – [jbarnett@barnettross.co.uk](mailto:jbarnett@barnettross.co.uk)

Steven Grossman – [sgrossman@barnettross.co.uk](mailto:sgrossman@barnettross.co.uk)





## SITUATION

Located in this popular and highly sought after residential area just a short walk from Seven Sisters Road and the open spaces of Finsbury Park as well as Arsenal's Emirates Stadium. In addition, Finsbury Park Rail (Main Line, Victoria and Piccadilly Lines) and Bus Stations lie within a ½ mile providing easy access into central London just 3 miles to the south.

## PROPERTY

**3 attractive Victorian Mid-Terraced Houses (part HMO)**, each planned on lower ground, raised ground, first and second floors together with a **large Rear Garden** and comprising:

### No. 105:

- 1 Self-Contained Flat
- 6 Rooms
- Plus Kitchens & Bathrooms/WCs

### No. 107:

- 1 Self-Contained Flat
- 6 Rooms
- Plus Kitchens & Bathrooms/WCs

### No. 109:

- 2 Self-Contained Flats
- 4 Rooms
- Plus Kitchens & Bathrooms/WCs

**Total GIA of Nos. 105, 107 & 109 Approx. 10,500 sq ft**

**Floor plans available from Auctioneers.**

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note 1: A ground floor 2 bed flat at No. 69 Queens Drive was recently sold on a long lease for £690,000.**

**Note 2: If requested by the Purchaser, the Vendor will serve Section 21 Notices requesting possession upon all or any of the tenants at any time prior to completion without any liabilities or responsibilities on the part of the Vendor.**

**Note 3: The 3 freeholds are owned by 3 different companies and, after exchange of contracts and receipt of cleared deposit funds, the Vendor would be willing to discuss with the Purchaser the possibility of the sale to them of the 100% shareholding in the companies. This is without any commitment or responsibility to do so and in no way does this affect the obligation of the Purchaser to complete the purchase in accordance with the Auction Contract.**

**Note 4: We understand that ½% Stamp Duty applies to the purchase of shares and NIL if the properties are purchased by a registered charity.**

**Note 5: There is a rear section of garden behind each of the three properties (coloured green on the plan) which is not owned by the Vendors although it is not separately fenced off. These have been enclosed within the fencing of Nos. 105/107/109 for very many years and the Vendor will give whatever assistance they can after completion with any claim for adverse possession.**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
<b>No. 105:</b>					
Lower Ground Floor	<b>Self-Contained Flat:</b> 2 Bedrooms, Lounge, Kitchen, Bathroom/WC plus Store	Individual	AST (Holding over)	£16,425	<b>£1,260 Rent Deposit held.</b>
Raised Ground Floor	<b>Room 2 (Rear):</b> 1 Room plus separate Kitchen off landing and use of communal Bathroom/WC	Individual	AST (Holding over)	£7,925.71	<b>£608 Rent Deposit held.</b>
	<b>Room 3 (Front):</b> 1 Room incl. Kitchen area and use of communal Bathroom/WC	<b>VACANT</b>			
First Floor	<b>Room 4 (Rear):</b> 1 Room plus separate Kitchen off landing and use of communal Bathroom/WC	<b>VACANT</b>			
	<b>Room 5 (Front):</b> 1 Room subdivided into Bedroom, Lounge, & Kitchen and use of communal Bathroom/WC	Individual	AST (Holding over)	£6,830.71	<b>£524 Rent Deposit held.</b>
Second Floor	<b>Room 6 (Rear):</b> 1 Room incl. Kitchen area and use of communal Bathroom/WC	Individual	AST (Holding over)	£5,996.43	<b>£460 Rent Deposit held.</b>
	<b>Room 7 (Front):</b> 1 Room plus separate Kitchen off landing and use of communal Bathroom/WC	Individual	AST (Holding over)	£6,830.71	<b>£440 Rent Deposit held.</b>
<b>No. 107:</b>					
Lower Ground Floor	<b>Self-Contained Flat:</b> 2 Bedrooms, Lounge, Kitchen, Bathroom/WC	2 Individuals	AST (Holding over)	£14,235	<b>£960 Rent Deposit held.</b>
Raised Ground Floor	<b>Room 1/2 (Rear):</b> 1 Room plus separate Kitchen off landing and use of communal Bathroom/WC	Individual	AST (Holding over)	£8,551.43	<b>£656 Rent Deposit held.</b>
	<b>Room 3 (Front):</b> 1 Room incl. Kitchen area and use of communal Bathroom/WC	Individual	AST (Holding over)	£6,570	<b>£360 Rent Deposit held.</b>
First Floor	<b>Room 5 (Rear):</b> 1 Room plus separate Kitchen off landing and use of communal Bathroom/WC	<b>VACANT</b>			
	<b>Room 6 (Front):</b> 1 Room subdivided to include Kitchen and use of communal Bathroom/WC	Individual	AST (Holding over)	£7,404.29	<b>£500 Rent Deposit held.</b>
Second Floor	<b>Room 7 (Rear):</b> 1 Room incl. Kitchen area and use of communal Bathroom/WC	Individual	AST (Holding over)	£3,858.57	
	<b>Room 8 (Front):</b> 1 Room incl. Kitchen area and use of communal Bathroom/WC	Individual	AST (Holding over)	£4,119.29	<b>£316 Rent Deposit held.</b>
<b>No. 109:</b>					
Lower Ground Floor	<b>Self-Contained Flat:</b> 2 Bedrooms, Lounge, Kitchen/Diner, Bathroom/WC	Individual	AST (Holding over)	£16,425	<b>£1,200 Rent Deposit held.</b>
Raised Ground Floor	<b>Self-Contained Flat:</b> 2 Bedrooms (currently divided into 3 Bedrooms), Lounge, Kitchen, Bathroom/WC	Individual	AST (Holding over)	£13,244.29	<b>£800 Rent Deposit held.</b>
First Floor	<b>Room 3/4 (Rear):</b> 1 Room subdivided into Bedroom & Lounge plus separate Kitchen off landing and use of communal Bathroom/WC	Individual	AST (Holding over)	£7,873.57	<b>£480 Rent Deposit held.</b>
	<b>Room 5 (Front):</b> 1 Room subdivided into Bedroom, Lounge & Kitchen and use of communal Bathroom/WC	Individual	AST (Holding over)	£6,830.71	<b>£400 Rent Deposit held.</b>
Second Floor	<b>Room 6 (Rear):</b> 1 Room incl. Kitchen area and use of communal Bathroom/WC	Individual	AST (Holding over)	£5,214.29	<b>£360 Rent Deposit held.</b>
	<b>Room 7 (Front):</b> 1 Room incl. Kitchen area and use of communal Bathroom/WC	Individual	AST (Holding over)	£4,849.29	<b>£356 Rent Deposit held.</b>
<b>TOTAL</b>				<b>£143,184.29 plus 3 Vacant Rooms</b>	



105, 107 & 109 Queens Drive,  
Finsbury Park,  
London N4 2BE

LOT  
A



VENDOR'S SOLICITORS

Loynton & Co

Tel: 0121 327 0118

Ref: Ms Sonia Hollingshead

Email: [sonia@loyntonlaw.co.uk](mailto:sonia@loyntonlaw.co.uk)



Tel: 020 8492 9449

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

General Conditions and Memorandum

As per Barnett Ross Catalogue

14th December 2016

The successful Buyer will be liable to pay the  
Auctioneers an administration fee of £500  
(including VAT) upon exchange of contracts