



**SITUATION**

Located in the sought after 'Haringey Ladder' and in close proximity to the many restaurants, cafés and pubs in and around Green Lanes and Crouch End Broadway as well as the multiple shopping facilities of Wood Green. The area is also well served by various bus routes as well as Turnpike Lane Underground Station (Piccadilly Line) Harringay Station (Overground).

**VAT is NOT applicable to this Lot**

**PROPERTY**

A mid terraced building comprising a **2 Self-Contained Flats** planned on the ground, first and second floors. In addition the property includes a rear garden.

**FREEHOLD**

**Note: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat Plus Garden	Not inspected	<b>2 Individuals</b>	125 years from 24th June 2017	£150	FRI <b>Rent rises by £100 every 25 years.</b>
First & Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 615 sq ft)</b>	<b>Individual</b>	Regulated	£6,961.07	Gas central heating. <b>EDR 10th Nov 2015</b>
<b>TOTAL</b>				<b>£7,111.07</b>	

**£7,111.07 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

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

**VENDOR'S SOLICITORS**  
Carter Lemon Camerons LLP - Tel: 020 7406 1000  
Ref: P. Shakallis - Email: prodshakallis@cartercamerons.com

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