



SITUATION

Located in this popular and sought after area, just a few hundred yards from the junction with Liverpool Road and diagonally opposite Thornhill Primary School. Highbury & Islington Station (Victoria Line and Overground) and Angel Station (Northern Line) are both approx. ¾ mile distant.

The open spaces of Barnard Park as well as the multiple shopping facilities in Upper Street are within close proximity.

PROPERTY

Forming part of a purpose built residential block comprising an unmodernised **1 Bed Self-Contained Flat** on the ground floor with its own private entrance.

The property benefits from gas central heating (not tested) and uPVC double glazing.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Flat

Living Room	10'10" x 15'0"
Bedroom	10'11" x 12'0"
Kitchen	10'10" x 6'5"
Bathroom/WC	

GIA Approx. 485 sq ft



TENURE

Leasehold for a term of 125 years from 25th December 1988 (thus having 92¾ years unexpired) at a fixed ground rent of £10 p.a.

Offered with Vacant Possession

Note: Floor plan available from Auctioneers.

Vacant 1 Bed Flat

The Surveyors dealing with this property are
Steven Grossman and **Nathan Schindler**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

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