



SITUATION

Located in this predominantly residential area, less than a ½ mile from Edmonton Green Station (Greater Anglia Line) approx. 9 miles north of central London and enjoying excellent road access being within easy reach of the M25 (Junction 25).

PROPERTY

Comprising a mid-terraced house converted into **2 Self-Contained Flats** planned on ground and first floor levels. In addition, the property includes a rear garden.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat	3 Rooms, Kitchen, Shower/WC ¹ Plus part of garden	Individual	99 years from 29th September 1978	£75 (rising to £100 p.a. in 2044)	FRI Valuable reversion in approx. 57¼ years.
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC ¹ Plus part of garden	Individual	99 years from 19th October 1978	£50	FRI Valuable reversion in approx. 57¼ years.
				Total: £125	

¹ Not inspected by Barnett Ross. Accommodation taken from lease plan.

Note 1 : 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 the Auction.

Note 2: The Freeholder insures. Current sum insured is £283,000. Current premium is £499.50 p.a.

Note 3: 6 week completion.

**£125 p.a. with
2 Valuable Reversions**

The Surveyors dealing with this property are
John Barnett and Steven Grossman

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'**

Vendor's Solicitors

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