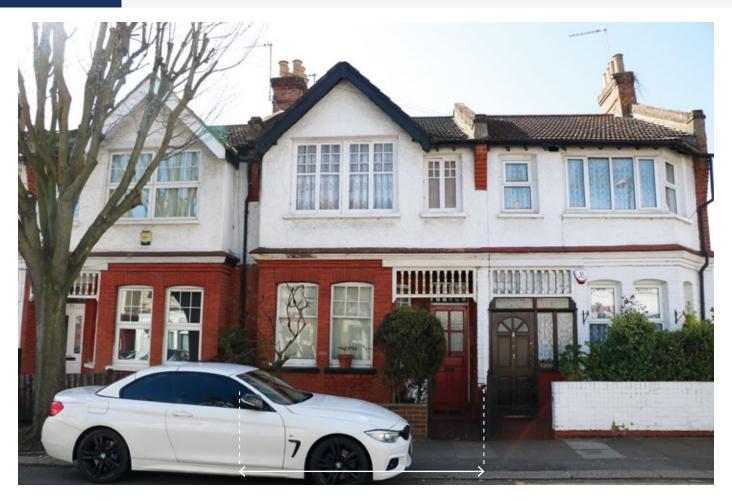
# 197 Winchester Road, Edmonton, London N9 9EX

## \*Reserve below £50,000

By Order of Executors Reversionary Ground Rent Investment



#### SITUATION

Located in this predominantly residential area, less than a  $\frac{1}{2}$  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 3 Rooms, Kitchen, Shower/WC1 Individual 99 years from £.75 FRI (rising to £100 p.a. Flat Plus part of garden 29th September 1978 Valuable reversion in in 2044) approx. 571/4 years. First Floor Flat 2 Rooms, Kitchen, Bathroom/WC1 Individual 99 years from £50 19th October 1978 Valuable reversion in Plus part of garden approx. 571/4 years. Total: £125 <sup>1</sup> Not inspected by Barnett Ross. Accommodation taken from lease plan.

prior to the Auction.

Current premium is £499.50 p.a.

Note 3: 6 week completion.

£125 p.a. with 2 Valuable Reversions

Vendor's Solicitors

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

Note 2: The Freeholder insures. Current sum insured is £283,000.

Pothecary Witham Weld Tel: 020 7821 8211 Ref: Alexa Beale Email: abeale@pwwsolicitors.co.uk