

**Flats 2-60 (even), Gisburn Mansions,  
Tottenham Lane, Hornsey, London N8 7EB**

**\*Guide: £12,400,000**

(Approx. £460 psf freehold)

In same family ownership for over 50 years



## An Unbroken Residential Block comprising:

30 Self-Contained Flats (17 x 3 Bed and 13 x 2 Bed)

Currently producing £569,237 p.a. (incl. Vendor's ERV) to include:

26 Flats let on ASTs

1 Flat let on a Regulated Tenancy

3 Vacant Flats

## Freehold for Sale by Online Auction at 12pm on Wednesday 28th July 2021

For details of the online auction process including Bidding Registration  
visit [www.barnettross.co.uk](http://www.barnettross.co.uk) or contact the Auctioneers below:

**Barnett  
Ross**

Auctioneers

### Auctioneers:

Tel: 020 8492 9449

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

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

**George Eckert**  
Independent Chartered Surveyors

### Joint Auctioneers:

Tel: 020 8883 3232

**Anna Eckert:** [anna@eckert.co.uk](mailto:anna@eckert.co.uk)





## SITUATION

Located at the junction with Gisburn Road within this popular residential area being less than 1 mile from the cosmopolitan shopping facilities in Crouch End. In addition, there are nearby local shopping facilities being approx. 100 yards from Hornsey Rail Station (under 20 minutes to King's Cross St Pancras Station) and ½ mile from Turnpike Lane Underground Station (Piccadilly Line). Hornsey lies approx. approx. 6 miles north of central London.

## PROPERTY

A detached block comprising **30 Self-Contained Flats** planned on the ground and four upper floors, each with uPVC double glazing, entryphone, independent hot water supply and gas central heating or underfloor heating (except Flat 8 which has electric heating). The block has 3 front entrances and a **rear communal garden**.

In 2019, the Vendors completed the development of the 12 x 2 bed flats on the third and fourth floors along with the full refurbishment of the 6 flats on the second floor. In addition, 9 of the 12 flats on the ground and first floors were refurbished within the last seven years.

The entire Site Area is approx. 0.37 acres

Floor plans are available from the Auctioneers.

VAT is NOT applicable to this Lot

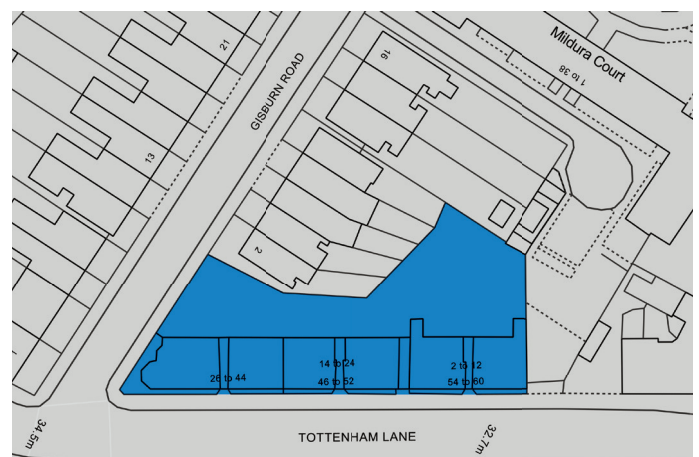
## FREEHOLD

**Note 1:** This purchase may be subject to Stamp Duty Land Tax Relief for Multiple Dwellings – Applicants should consult their own advisors in this respect.

**Note 2:** A purchase by a Charity or a Registered Social Landlord may qualify for 100% Stamp Duty Tax Relief – Applicants should consult their own advisors in this respect.

**Note 3:** There is a 10 week completion.

**Note 4:** Refer to Auctioneers for additional internal photos and virtual tours of some of the flats.



## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 2 (Ground Floor)	3 Bedrooms (1 with an ensuite Shower/WC), Lounge, Kitchen, Bathroom/WC and access to garden. (Area Approx. 871 sq ft <sup>3</sup> )	Individual(s)	AST - 1 year from 01/05/18	£16,800	Holding over. <b>£950 deposit held.</b>
Flat 4 (Ground Floor)	2 Bedrooms, (1 with ensuite Shower/WC), Lounge, Kitchen, Bathroom/WC and access to garden. (Area Approx. 904 sq ft <sup>3</sup> )	Individual(s)	AST - 1 year from 04/11/20	£18,600	<b>£1,788 deposit held.</b>
Flat 6 (First Floor)	3 Bedrooms, Lounge, Dining Room, Kitchen, Bathroom/WC and Balcony. (Area Approx. 958 sq ft <sup>3</sup> )	Individual(s)	Regulated	£9,677	<b>EDR 23/10/20</b>
Flat 8 (First Floor)	3 Bedrooms, Lounge, Dining Room, Kitchen, Bathroom/WC and Balcony. (Area Approx. 871 sq ft <sup>3</sup> )	Individual(s)	AST - 1 year from 17/06/19	£19,200	Holding over. <b>£1,750 deposit held.</b>
Flat 10 (Second Floor)	3 Bedrooms (1 with ensuite Shower/WC), open plan Kitchen/Diner, Lounge, Bathroom/WC and Balcony. (Area Approx. 944 sq ft <sup>2</sup> )			<b>VACANT (Vendor's ERV £21,000 p. a.)</b>	
Flat 12 (Second Floor)	3 Bedrooms, Lounge, Dining Room, Kitchen, Bathroom/WC and Balcony. (Area Approx. 874 sq ft <sup>2</sup> )	Individual(s)	AST - 1 year from 11/01/20	£22,200	Holding over. <b>£2,134 deposit held.</b>
Flat 14 (Ground Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC and access to garden. (Area Approx. 809 sq ft)			<b>VACANT (Vendor's ERV £21,000 p. a.)</b>	In the process of being refurbished.
Flat 16 (Ground Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC and access to garden. (Area Approx. 806 sq ft <sup>2</sup> )	Individual(s)	AST - 1 year from 14/05/16	£16,800	Holding over. <b>£1,550 deposit held.</b>
Flat 18 (First Floor)	3 Bedrooms (1 with ensuite Shower/WC), Lounge, Kitchen, Bathroom/WC and Balcony. (Area Approx. 1,076 sq ft <sup>3</sup> )	Individual(s)	AST - 1 year from 28/03/20	£22,200	Holding over. <b>£2,134 deposit held.</b>
Flat 20 (First Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC and Balcony. (Area Approx. 850 sq ft <sup>3</sup> )	Individual(s)	AST - 1 year from 01/11/15	£19,200	Holding over. <b>£1,600 deposit held.</b>
Flat 22 (Second Floor)	3 Bedrooms (1 with ensuite Shower/WC), Lounge, open plan Kitchen/Diner, Bathroom/WC and Balcony. (Area Approx. 1,019 sq ft <sup>2</sup> )	Individual(s)	AST - 1 year from 30/09/19	£22,800	Holding over. <b>£2,192 deposit held.</b>
Flat 24 (Second Floor)	3 Bedrooms (1 with ensuite Shower/WC), Lounge, Kitchen, Bathroom/WC and Balcony. (Area Approx. 875 sq ft <sup>2</sup> )	Individual(s)	AST - 1 year from 01/06/21	£19,800	<b>£1,903 deposit held.</b>
Flat 26 (Ground Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC and access to garden. (Area Approx. 804 sq ft)	Individual(s)	AST - 6 months from 09/12/18	£17,400	Holding over. <b>£1,565 deposit held.</b>
Flat 28 (Ground Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC and access to garden. (Area Approx. 1,011 sq ft <sup>3</sup> )	Individual(s)	AST - 2 years from 01/09/18	£13,200	Holding over.
Flat 30 (First Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC and Balcony. (Area Approx. 904 sq ft <sup>3</sup> )	Individual(s)	AST - 2 years from 06/09/18	£14,400	Holding over. <b>£1,000 deposit held.</b>
Flat 32 (First Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC and Balcony. (Area Approx. 990 sq ft <sup>3</sup> )	Individual(s)	AST - 1 year from 01/02/15	£16,800	Holding over.



Flat 34 (Second Floor)	3 Bedrooms (1 with ensuite Shower/WC), Lounge, Kitchen, Bathroom/WC and Balcony. (Area Approx. 874 sq ft)	Individual(s)	AST - 1 year from 31/08/19	£24,000	Holding over. <b>£2,307 deposit held.</b>
Flat 36 (Second Floor)	3 Bedrooms (1 with ensuite Shower/WC), Lounge, Kitchen, Bathroom/WC and Balcony. (Area Approx. 983 sq ft)	Individual(s)	AST - 6 months from 03/03/20	£22,800	Holding over. <b>£2,192 deposit held.</b>
Flat 38 (Third Floor)	2 Bedrooms (1 with ensuite Shower/WC), Open Plan Kitchen/Diner/Lounge, Bathroom/WC (Area Approx. 874 sq ft)	Individual(s)	AST - 1 year from 23/03/20	£21,000	Holding over. <b>£2,019 deposit held.</b>
Flat 40 (Third Floor)	2 Bedrooms (1 with ensuite Shower/WC), Open Plan Kitchen/Diner/Lounge, Bathroom/WC (Area Approx. 1,052 sq ft)	Individual(s)	AST - 1 year from 05/09/20	£21,360	<b>£2,053 deposit held.</b>
Flat 42 (Fourth Floor)	2 Bedrooms (1 with ensuite Shower/WC), Open Plan Kitchen/Diner/Lounge, Bathroom/WC (Area Approx. 871 sq ft)	Individual(s)	AST - 1 year from 31/10/20	£18,000	<b>£1,730 deposit held.</b>
Flat 44 (Fourth Floor)	2 Bedrooms (1 with ensuite Shower/WC), Open Plan Kitchen/Diner/Lounge, Bathroom/WC (Area Approx. 1,076 sq ft)	Individual(s)	AST - 1 year from 02/09/20	£18,600	<b>£1,788 deposit held.</b>
Flat 46 (Third Floor)	2 Bedrooms (1 with ensuite Shower/WC), Open Plan Kitchen/Diner/Lounge, Bathroom/WC (Area Approx. 1,070 sq ft)			<b>VACANT (Vendor's ERV £19,200 p. a.)</b>	
Flat 48 (Third Floor)	2 Bedrooms (1 with ensuite Shower/WC), Open Plan Kitchen/Diner/Lounge, Bathroom/WC (Area Approx. 857 sq ft)	Individual(s)	AST - 1 year from 14/03/20	£20,400	Holding over. <b>£1,961 deposit held.</b>
Flat 50 (Fourth Floor)	2 Bedrooms (1 with ensuite Shower/WC), Open Plan Kitchen/Diner/Lounge, Bathroom/WC (Area Approx. 807 sq ft)	Individual(s)	AST - 1 year from 29/02/20	£19,200	Holding over. <b>£1,846 deposit held.</b>
Flat 52 (Fourth Floor)	2 Bedrooms (1 with ensuite Shower/WC), Open Plan Kitchen/Diner/Lounge, Bathroom/WC (Area Approx. 753 sq ft)	Individual(s)	AST - 1 year from 26/09/20	£16,800	<b>£1,615 deposit held.</b>
Flat 54 (Third Floor)	2 Bedrooms (1 with ensuite Shower/WC), Open Plan Kitchen/Diner/Lounge, Bathroom/WC (Area Approx. 875 sq ft)	Individual(s)	AST - 1 year from 28/03/20	£21,000	Holding over. <b>£2,019 deposit held.</b>
Flat 56 (Third Floor)	2 Bedrooms (1 with ensuite Shower/WC), Open Plan Kitchen/Diner/Lounge, Bathroom/WC (Area Approx. 853 sq ft)	Individual(s)	AST - 1 year from 21/03/20	£20,400	Holding over. <b>£1,961 deposit held.</b>
Flat 58 (Fourth Floor)	2 Bedrooms (1 with ensuite Shower/WC), Open Plan Kitchen/Diner/Lounge, Bathroom/WC (Area Approx. 721 sq ft)	Individual(s)	AST - 1 year from 26/09/20	£17,400	<b>£1,673 deposit held.</b>
Flat 60 (Fourth Floor)	2 Bedrooms (1 with ensuite Shower/WC), Open Plan Kitchen/Diner/Lounge, Bathroom/WC (Area Approx. 718 sq ft)	Individual(s)	AST - 1 year from 19/07/21	£18,000	<b>£1,730 deposit held.</b>
<b>Total Area Approx. 26,950 sq ft</b>				<b>Total: £569,237 incl. Vendor's ERV for flats 10, 14 &amp; 46</b>	

<sup>1</sup>Not inspected by Barnett Ross (except for Flats 14, 26, 34, 46 & 60) and accommodation provided by Vendor.

<sup>2</sup>Area provided by Vendor.

<sup>3</sup>Area taken from EPC.







**Flat 46 (3rd Floor)**



**Flat 60 (4th Floor)**



**Vendor's Solicitors**

Morgan LaRoche

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