House converted into 3 Flats + 2 Garages In same ownership for over 70 years



SITUATION

Located at the junction with Melrose Avenue being approx. 1 mile from the varied multiple shopping and public transport facilities in Wood Green High Road which includes Turnpike Lane Underground Station (Piccadilly Line).

Wood Green is a popular suburb located approx. 8 miles north of the City of London.

PROPERTY

A end of terrace house comprising 3 Self-Contained Flats planned on ground, first and second floor levels. In addition, the property includes **2 Garages** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: No.16 Eldon Road (4 Bed house) sold for £735,000 in July 2022 (Source: Rightmove).

Note 2: Floor plans available from the Auctioneers.

Note 3: There is a 6 week completion.

Note 4: Refer to Auctioneers for video tours of the flats.

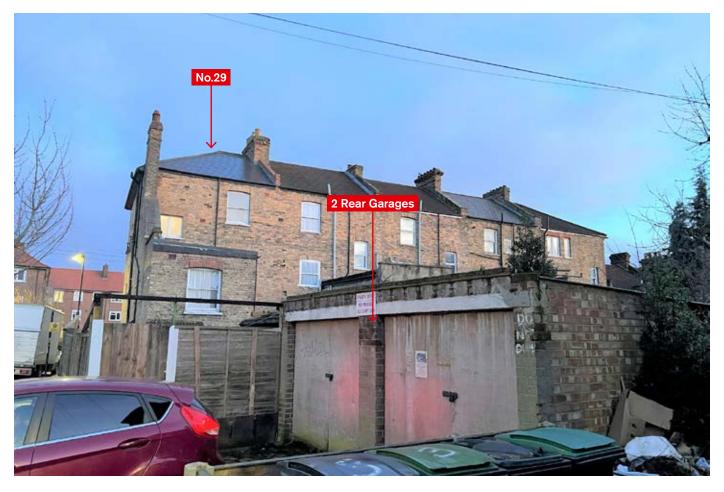
£36,300

John Barnett and Nathan Schindler

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Vendor's Solicitors

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks	
Ground Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC, External WC GIA Approx. 676 sq ft	3 Individuals	1 year from 2nd April 2022	£11,460	AST Rent Deposit £950 Gas Central Heating	
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 567 sq ft ¹	2 Individuals	1 year from 1st April 2022	£12,000	AST Rent Deposit £1,153.84 Gas Central Heating	
Second Floor Flat	1 Bedroom, Living Room, Kitchen, Bathroom/WC GIA Approx. 441 sq ft	Individual	1 year from 21st November 2022	£12,000	AST Rent Deposit £1,153.84 Gas Central Heating	
Garage 1		Individual(s)	Monthly	£420	There may be potential to develop the 2 Garages into	
Garage 2		Individual(s)	Monthly	£420	Residential use, subject to obtaining possession and the necessary consents.	
¹ Not inspected by Barnett Ross				Total: £36,300		