

Lot 6

29 Eldon Road, Wood Green, London
N22 5DX

***Guide: £600,000**
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 per annum

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

Joint Auctioneers

Williamson Dace Brown
Tel: 020 8886 4407 Ref: Katherine Dace
Email: k.dace@wdbproperty.co.uk

Vendor's Solicitors

PWW Solicitors
Tel: 020 7821 8211 Ref: Alexa Beale
Email: abeale@pwwsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



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 ft¹	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 Residential use, subject to obtaining possession and the necessary consents.
Garage 2		Individual(s)	Monthly	£420	
				Total: £36,300	

¹Not inspected by Barnett Ross