



SITUATION

Close to the junction with Osidge Lane, midway between Southgate and Cockfosters in this highly sought-after and popular residential area. Southgate lies approximately 8 miles north of central London and the property is located less than 1 mile from Southgate Underground Station (Piccadilly Line).

PROPERTY

A detached purpose-built block comprising **20 Self-Contained Flats** on ground, first, second and third floors. The property includes a **Lift**, a **Parking Area** for residents, **19 Garages** and **Communal Gardens**.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

Note 2: Flat 6 Sheridan Lodge (a 2 Bed Flat on the 1st floor) sold for £420,000 in September 2023 (Source: Zoopla).



£1,275.50 p.a. Plus
1 Short Valuable Reversion

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

Vendor's Solicitors

Seddons
Tel: 020 7725 8021 Ref: Martina Ward
Email: martina.ward@seddons.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
External Common Parts		Sheridan Lodge Management Co	125 years from 5th May 1991	£10	
Flat 1 + Garage	Not inspected	Individual(s)	111 years from 5th May 2005	Peppercorn	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 2 + Garage	Not inspected	Individual(s)	111 years from 5th May 2005	£50 (rising to £100 p.a. in 2066)	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 3	Not inspected	Individual(s)	125 years from 30th April 1991	£75 (rising by £25 p.a. every 25 years)	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 4 + Garage	Not inspected	Individual(s)	111 years from 5th May 2005	£100 (rising to £200 p.a. in 2066)	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 5 + Garage	Not inspected	Individual(s)	125 years from 30th April 1991	£50	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 6 + Garage	Not inspected	Individual(s)	125 years from 30th April 1991	£75 (rising by £25 p.a. every 25 years)	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 7	Not inspected	Individual(s)	111 years from 5th May 2005	£100 (rising to £200 p.a. in 2066)	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 8	Not inspected	Individual(s)	125 years from 30th April 1991	£50	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 9	Not inspected	Individual(s)	111 years from 5th May 2005	£25	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 10 + Garage	Not inspected	Individual(s)	125 years from 30th April 1991	£100	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 11 + Garage	Not inspected	Individual(s)	111 years from 1st June 2005	£100	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 12 + Garage	Not inspected	Individual(s)	From 16th October 2003 to 25th March 2156	Peppercorn	FRI by way of service charge.
Flat 13 + Garage	Not inspected	Individual(s)	125 years from 30th April 1991	£75 (rising by £25 p.a. every 25 years)	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 14 + Garage	Not inspected	Individual(s)	125 years from 30th April 1991	£75 (rising by £25 p.a. every 25 years)	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 15 + Garage	Not inspected	Individual(s)	149 years from 25th March 1967	£40.25	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 16 + Double Garage	Not inspected	Individual(s)	125 years from 30th April 1991	£75 (rising by £25 p.a. every 25 years)	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 17 + Garage	Not inspected	Individual(s)	125 years from 30th April 1991	£75 (rising by £25 p.a. every 25 years)	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 18 + Garage	Not inspected – believed to be a Studio Flat	Individual(s)	99 years from 25th March 1967	£25.25	FRI by way of service charge. Valuable Reversion in approx. 42 years.
Flat 19 + Garage	Not inspected	Individual(s)	111 years from 5th May 2005	£100	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Flat 20 + Garage	Not inspected	Individual(s)	125 years from 30th April 1991	£75 (rising by £25 p.a. every 25 years)	FRI by way of service charge. Valuable Reversion in approx. 92 years.
Garage 3		Individual(s)	125 years from 30th April 1991		Let with Flat 9. Valuable Reversion in approx. 92 years.
Garage 10		Individual(s)	99 years from 25th March 1967	Peppercorn	Valuable Reversion in approx. 42 years.
Garage 11		Individual(s)	99 years from 25th March 1967	Peppercorn	Valuable Reversion in approx. 42 years.
				Total: £1,275.50	

View of communal garden



Garage block

