



SITUATION

Located in the sought after 'Haringey Ladder' and in close proximity to the many restaurants, cafés and pubs in and around Green Lanes and Crouch End Broadway as well as the multiple shopping facilities of Wood Green. The area is also well served by various bus routes as well as Turnpike Lane Underground Station (Piccadilly Line) Haringey Station (Overground).

PROPERTY

Forming part of a mid terraced building comprising a **Self-Contained 1 Bed Flat** on the ground floor which includes gas central heating together with a **Rear Garden**.

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat

Bedroom	11'8"	×	9'0"
Living Room	13'9"	×	11'7"
Kitchen	10'10"	×	7'2"
Bathroom/WC	8'10"	×	5'9"

GIA Approx. 445 sq ft

Plus Rear Garden

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 200 years from 19th July 2017 (thus having approx. 192 years unexpired) at a ground rent of £100 p.a. rising by £100 every 25 years.



TENANCY

The entire property is let on a **Regulated Tenancy** to an **Individual** at a current rent of **£9,907 per annum** exclusive – **see Note 1**.

Note 1: The rent was last registered on 21st July 2022 and therefore the rent is now due to be re-registered.

Note 2: A 1 bed flat ground floor flat (approx. 388 sq ft) in nearby Lausanne Road is currently on the market for £360,000 (source: Zoopla.co.uk).

Note 3: Refer to the Auctioneers for the floor plan of the property.

£9,907 per annum

The Surveyors dealing with this property are
Steven Grossman and Jonathan Ross

Vendor's Solicitors

Carter Lemon Camerons LLP
Tel: 020 7406 1000 Ref: Prodromos Shakallis
Email: prodshakallis@cartercamerons.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**