



## SITUATION

Located in this residential area close to the junction with Lime Tree Walk and conveniently situated just a few minutes' walk from Gordon Hill Station (Great Northern), Hilly Fields Park and the various shopping facilities on Lancaster Road and Lavender Hill.

Enfield is a popular suburb approx. 13 miles north of central London and enjoying easy access to the M25 (Junction 25).

## PROPERTY

Comprising a mid-terrace **2 Bed House** on ground and first floors together with a **Rear Garden**.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Reception 1	10'0"	×	9'6"
Reception 2	10'0"	×	9'5"
Kitchen	8'5"	×	7'3"
Sep WC	4'6"	×	3'1"

### First Floor

Bedroom 1	13'1"	×	9'11"
Bedroom 2	13'1"	×	9'6"
Bathroom/WC	8'6"	×	7'3"

**GIA Approx. 733 sq ft plus Rear Garden**

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let to an **Individual** for a term of 1 year from 1st April 2024 (**Holding Over**) at a current rent of **£14,400 per annum (£1,200 pcm)** exclusive.

**Note 1: There is a £1,384.61 Rent Deposit held.**

**Note 2: We understand that 32 Cedar Road (3 Bed Terraced House) is under offer at around £500,000.**

**£14,400** per annum

The Surveyors dealing with this property are  
**John Barnett and Rocco Kay**

### Joint Auctioneers

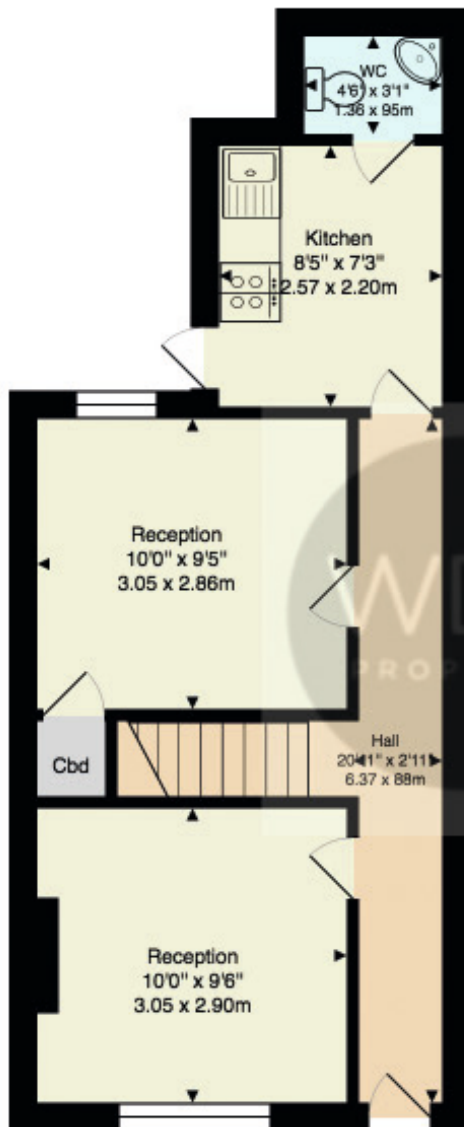
Williamson Dace Brown  
Tel: 020 8886 4407 Ref: Thomas Dace  
Email: thomas@wdbproperty.co.uk

### Vendor's Solicitors

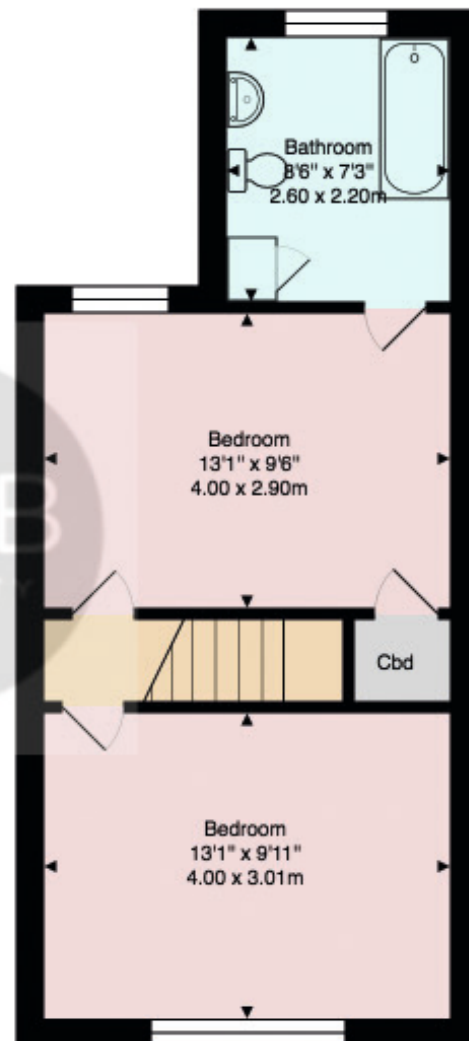
PWW Solicitors  
Tel: 020 7821 8211 Ref: Christopher Perkins  
Email: cperkins@pwwsolicitors.co.uk

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'**

## 11 Cedar Road, EN2



Ground Floor



First Floor

Approx. Gross Internal Area: 733 ft<sup>2</sup> ... 68.1 m<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.