



## SITUATION

Located close to the junction with Leeds Street and conveniently situated just a few minutes' walk from Silver Street Station (Weaver Overground), the various shopping facilities on Fore Street and the Tottenham Hotspur Stadium.

Edmonton lies approx. 7 miles north of central London and enjoys easy access to the North Circular Road (A406).

## PROPERTY

Comprising a mid-terrace **3 Bed House** on ground and first floors together with a **Rear Garden**.

In addition, the property includes uPVC double glazing and gas central heating.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Reception	24'1"	×	10'11"
Kitchen	9'9"	×	7'3"
Bathroom/WC	7'7"	×	6'6"

### First Floor

Bedroom 1	14'4"	×	11'7"
Bedroom 2	11'1"	×	9'2"
Bedroom 3	9'10"	×	7'3"

**GIA Approx. 871 sq ft plus Rear Garden**

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let to **1 Individual** for a term of 1 year from 2nd June 2024 (**Holding Over**) at a current rent of **£19,200 per annum (£1,600 pcm)** exclusive.

**Note 1: There is a £1,730.76 Rent Deposit held.**

**Note 2: We understand that 29 Wakefield Street (2 Bed End of Terrace House) sold for £395,000 in December 2024 (Source: Zoopla).**

**Note 3: We understand that 77 Wakefield Street (2 Bed Terraced House) sold for £408,000 in October 2024 (Source: Zoopla).**

**£19,200** per annum

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

## Joint Auctioneers

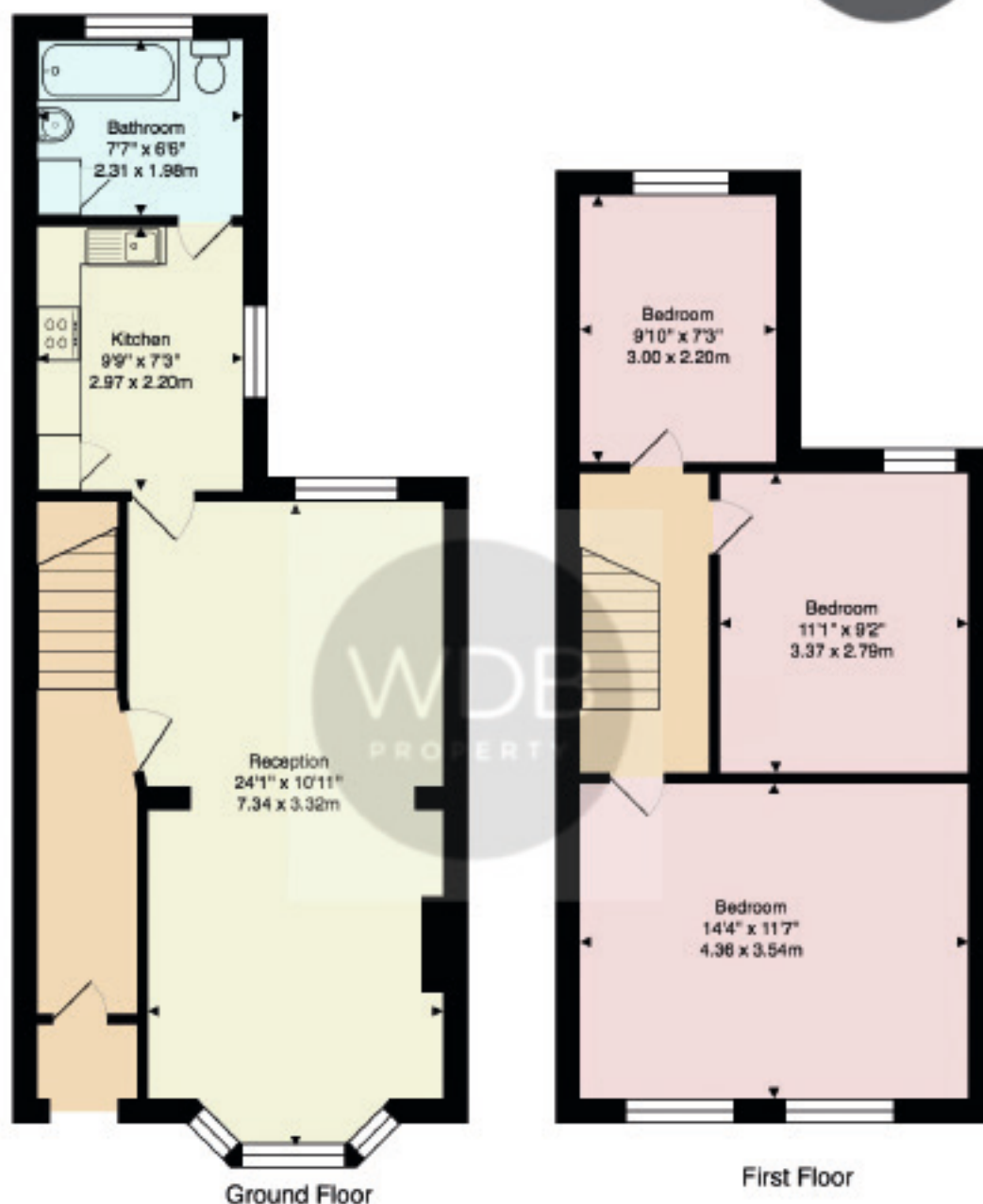
Williamson Dace Brown  
Tel: 020 8886 4407 Ref: Thomas Dace  
Email: thomas@wdbproperty.co.uk

## Vendor's Solicitors

PDR Property Lawyers  
Tel: 01733 203 873 Ref: Michelle Rickard  
Email: michelle.rickard@pdrpropertylaw.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'**

20 Wakefield Street, N18



Approx. Gross Internal Area: 871 ft<sup>2</sup> ... 80.9 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.