



SITUATION

Located close to the junction with Kingsland High Street and nearby Dalston Junction Station (Windrush Line) in this vibrant and popular location, approximately 2½ miles north of the City of London.

VAT is NOT applicable to this Lot

PROPERTY

An end of terrace building comprising **3 Self-Contained Flats** on ground, first and second floors. The property includes a **Courtyard** at the rear.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flat 1	Not inspected	Waltie Limited	125 years from 18th October 2018	£200 (Rising to £400 p.a. in 2068)	FRI by way of service charge.
Flat 2	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 505 sq ft) ¹	Sorrel Properties Limited	99 years from 26th December 1995	£100 (Rising to £200 p.a. in 2028 & £400 p.a. in 2061)	FRI by way of service charge. Valuable Reversion in approx. 68¼ years.
Flat 3	Not inspected	Individual	169½ years from 24th June 2014	Peppercorn	FRI by way of service charge.
				Total: £300	

¹ Not inspected by Barnett Ross. Accommodation and floor area supplied by Vendor.

Note 1: Flat 1, 47 Balls Pond Road (2 bed flat of approx. 602 sq ft) sold in March 2025 for £450,000 (source: zoopla.co.uk).

Note 2: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.



**£300 p.a. Plus
1 Valuable Reversion**

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

Vendor's Solicitors

The Legal Practice

Tel: 020 8903 7017 Ref: Dharmini Somani

Email: dsomani@thelegalpractice.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'**