

London N11

45D Goring Road Bounds Green N11 2BT

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th March 1999 (thus having approximately 109 years unexpired) at a current ground rent of £150 per annum.

Location

The property is situated on the corner of Goring Road, at its junction with Queen's Road. Public transport services are provided by Bounds Green Station (Piccadilly Line) towards Cockfosters and Central London. Local shops and amenities can be found along both Bounds Green Road and Green Lanes with the further shops and amenities of Muswell Hill also being within reach. The open spaces of Scout Park can be found nearby and the A406 (North Circular Road) is to the north.

A Leasehold Self-Contained Lower Ground and Ground Floor Maisonette

Description

The property comprises a self-contained ground and lower ground floor maisonette situated within a mid terrace building arranged over lower ground, ground and first floors.

Accommodation

Lower Ground Floor – Reception Room/Kitchen

Ground Floor – Bedroom with En-Suite Bathroom

To View

The property will be open for viewing every Friday and Saturday before the Auction between 10.15 – 10.45 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

The Beavis Partnership (Ref: M Cornberg).
Tel: 01245 264748.
Email: martin@beavis-law.co.uk

Vacant Possession

**VACANT –
Leasehold Maisonette**



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LOT

Liverpool

27 Arundel Avenue, Merseyside L17 3BX

Tenure

Freehold.

Location

The property is located on the north side of Arundel Avenue, opposite its junction with Sydenham Avenue. Liverpool city centre is 2.3 miles to the north-west, offering an extensive range of shops and facilities including Liverpool Central and Liverpool Lime Street Rail Stations, with Edge Hill Rail Station and Sefton Park also available within a mile.

Description

The property comprises a semi-detached building arranged over lower ground, ground and two upper floors. The property benefits from a front garden.

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

A Freehold Semi-Detached Building providing Eight Bedroom Accommodation. Subject to an Assured Shorthold Tenancy. Fully Licensed HMO

7 WEEK COMPLETION AVAILABLE

Ground Floor – Reception Room, Two Bedrooms, Utility Room

Mezzanine – Bedroom, Bathroom

First Floor – Two Bedrooms, Kitchen

Mezzanine – Bedroom, Bathroom

Second Floor – Two Bedrooms, Kitchen

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 1st July 2015 at a current rent of £2,776 per calendar month with rental guarantors in place.

To View

The property will be open for viewing on Friday 16th, Wednesday 21st and Monday 26th October at 2.00 p.m.

**Current Rent
Reserved
£33,312
per annum
(equivalent)**

**INVESTMENT –
Freehold Building**



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LOT

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.