

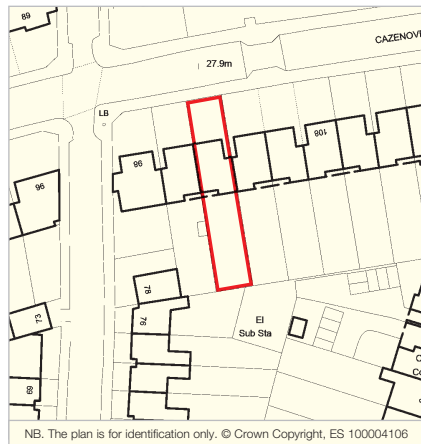
# London N16

## 102 Cazenove Road, Stoke Newington N16 6AD

- A Freehold Mid Terrace Building arranged to provide Five Self-Contained Flats
- Gross Internal Area Approximately 320.04 sq m (3,438 sq ft)

## Vacant Possession upon Completion

**IN SAME FAMILY OWNERSHIP FOR OVER 80 YEARS**



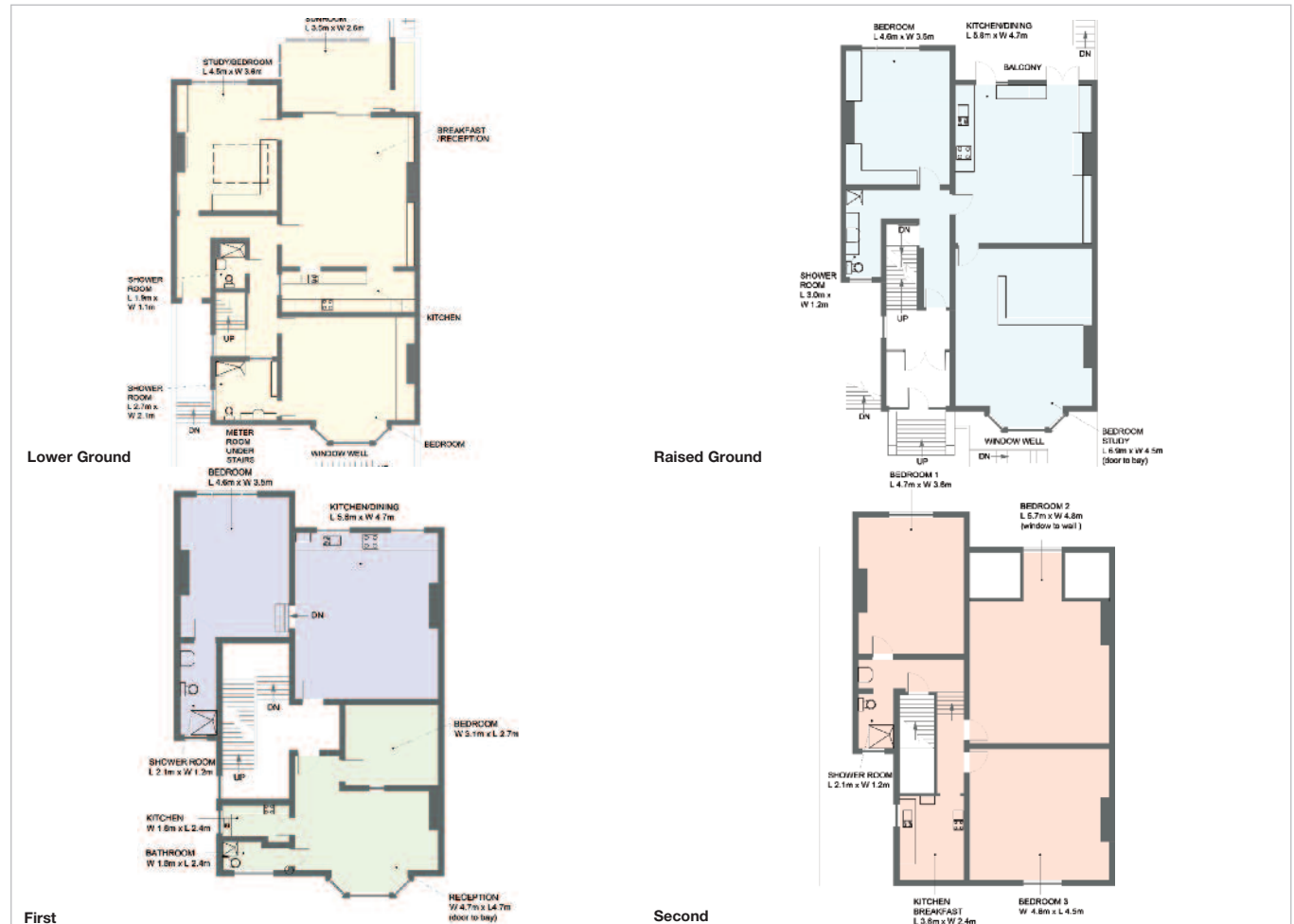
### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 10.00 – 11.00 a.m. (Ref: RH/OG).

### Seller's Solicitor

Anthony Gold (Ref: HL).  
Tel: 0207 940 4000 Fax: 0207 378 8025.  
Email: howard.lerman@anthonygold.co.uk

### VACANT – Freehold Building



### Tenure

Freehold.

### Location

The property is situated on the south side of Cazenove Road close to its junction with Osbaldeston Road. The extensive facilities of Stoke Newington High Street (A10) are located approximately 0.6 miles to the west and include a wide range of supermarkets, bars and other amenities. Stoke Newington Rail Station is also within easy reach and provides direct access to Central London. The property is also well served by local bus routes. The property benefits from close proximity to the open spaces of Stoke Newington Common, Springfield Park and Clissold Park.

### Description

The property comprises a mid terrace building arranged over lower ground, raised ground and two upper floors beneath a pitched roof. The building is internally arranged to provide five self-contained flats. There is a garden to the rear and off-street parking area to the front.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

The property extends to approximately (GIA) 320.04 sq m (3,438 sq ft).

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Basement Flat	Lower Ground	Reception Room, Two Bedrooms, Kitchen, Shower Room with WC, Separate WC, Conservatory, Garden to Rear	Vacant	–
1	Raised Ground	Reception Room with integrated Kitchenette, Two Bedrooms, Shower Room with WC, Balcony	Assured Shorthold Tenancy for a term of 1 month from 1st February 2014 (Holding Over)	£12,996
2	First Floor	Reception Room with integrated Kitchenette, Bedroom, Shower Room with WC	Assured Shorthold Tenancy for a term of 6 months from 15th March 2014 (Holding over)	£13,200
3	First Floor	Reception Room, Bedroom, Kitchen, Shower Room with WC	Vacant	–
4	Second Floor	Reception Room, Two Bedrooms, Kitchen, Shower Room with WC	Assured Shorthold Tenancy for a term of 12 months from 1st March 2014	£15,600

NB. Section 21 Notices have been served upon all three tenants and the property will be offered with vacant possession upon completion.

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.allisop.co.uk](http://www.allisop.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.



