

**London N14**  
**268 Leigh Hunt Drive,**  
**Southgate**  
**N14 6DS**

- **A Freehold Four Storey Mid Terrace House**
- Providing Nine Room HMO Accommodation
- Each Room subject to an Assured Shorthold Tenancy
- Total Current Rent Reserved  
**£63,480 per annum (equivalent)**

**To View**  
The property will be open for viewing on Monday 18th May between 4.30 – 5.00 p.m.

**Seller's Solicitor**  
Messrs Bude Nathan Iwanier (Ref: BD).  
Tel: 0208 458 5656.  
Email: bd@bnilaw.co.uk

**INVESTMENT – Freehold Building**



**Tenure**  
Freehold.

**Location**  
The property is situated on the northern side of Leigh Hunt Drive, east of its junction with Southgate High Street which provides a good range of amenities. Southgate London Underground Station (Piccadilly Line) is approximately 0.3 miles to the north-west and Palmers Green Rail Station is approximately 1.5 miles to the south-east, which provides direct access to Central London.

**Description**  
The property comprises a mid terrace house arranged over ground and three upper floors beneath a pitched roof. The property benefits from off-street parking.

**Accommodation and Tenancies**  
**Ground Floor** – Three Rooms (One formerly the Garage, no window), Shower Room with WC  
**First Floor** – Two Rooms, Kitchen, Separate WC  
**Second Floor** – Three Rooms (One with En-Suite), Bathroom with WC  
**Third Floor** – Room with En-Suite

A schedule of Accommodation and Tenancies is set out below.

| Room | Floor  | Terms of Tenancy                        | Current Rent<br>£ p.a. |
|------|--|---|------------------------|
| 1    | Ground Floor, provides access to the Rear Garden | Subject to an Assured Shorthold Tenancy | £7,920                 |
| 2    | Ground Floor                                     | Subject to an Assured Shorthold Tenancy | £7,920                 |
| 3    | Ground Floor                                     | Subject to an Assured Shorthold Tenancy | £7,920                 |
| 4    | First Floor                                      | Subject to an Assured Shorthold Tenancy | £7,920                 |
| 5    | First Floor                                      | Subject to an Assured Shorthold Tenancy | £5,040                 |
| 6    | Second Floor                                     | Subject to an Assured Shorthold Tenancy | £5,760                 |
| 7    | Second Floor                                     | Subject to an Assured Shorthold Tenancy | £7,200                 |
| 8    | Second Floor                                     | Subject to an Assured Shorthold Tenancy | £7,200                 |
| 9    | Third Floor                                      | Subject to an Assured Shorthold Tenancy | £6,600                 |

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](http://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.