



Tenure

Leasehold. Each flat is held on a lease for a term of 150 years from 1st February 2015 (thus having approximately 150 years unexpired) at a current ground rent of £350 per annum.

Location

The properties are situated on the north side of Park Road close to its junction with Middle Lane. Both Park Lane and The Broadway offer an extensive range of shopping and other amenities, including supermarkets and coffee shops. The property is well served by local bus routes and Rail services run from Hornsey Station providing links to central London. The open green spaces of Crouch End Playing Fields and Priory Park are within easy reach.

Description

The property comprises two self-contained flats situated within a mid terrace building arranged over ground, first and second floors. Lot 166 (Flat 1) is situated on the first floor and Lot 167 (Flat 3) is situated on the second floor of the building. The flats will be offered as individual lots.

Accommodation

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

Lot 166 – Flat 1 (First Floor) – Reception Room/Kitchen, Two Bedrooms, Bathroom with WC and wash basin

NB. For the avoidance of doubt, the property occupies the entirety of the first floor.

Lot 167 – Flat 3 (Second Floor) – Reception Room/Kitchen, Two Bedrooms, Bathroom with WC and wash basin

NB. For the avoidance of doubt, the property occupies the entirety of the second floor.

London N8 Flats 1 (Lot 166) & 3 (Lot 167), 4A Park Road, Crouch End N8 8TD

- Two Leasehold Self-Contained Flats
- Both providing Two Bedroom Accommodation
- To be offered Individually

Vacant Possession

To View

The property will be open for viewing every Monday before the Auction between 1.30 – 2.15 p.m. and Saturday before the Auction between 3.45 – 4.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Sherrards Solicitors LLP (JG).
Tel: 0207 478 9010.
Email: jwg@sherrards.com

VACANT – Two Leasehold Flats

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.