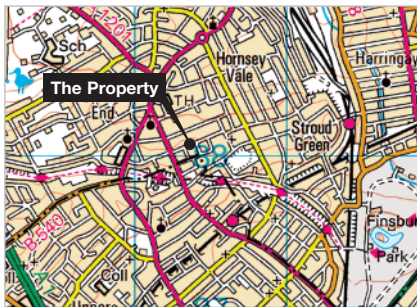


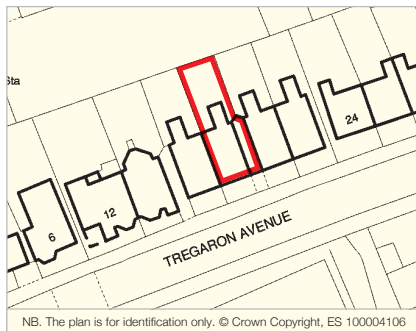
## London N8

18 Tregaron Avenue,  
Crouch End  
N8 9EY

- A Freehold Mid Terrace Building
- Internally arranged to provide Eight Self-Contained Units
- Each Unit subject to a 12 Month Assured Shorthold Tenancy
- Garden to Rear
- Total Current Rent Reserved **£76,299.96 per annum (equivalent)**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



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### Tenure

Freehold.

### Location

The property is situated on the north side of Tregaron Avenue, close to its junction with Briston Grove. The shops and amenities of Crouch End are approximately 0.3 miles to the north whilst Crouch Hill Rail Station is half a mile to the south. Crouch Hill offers indirect services to London King's Cross with journey times of 20 minutes.

### Description

The property comprises a mid terrace building which is internally arranged to provide eight self-contained units. To the front is hardstanding, whilst to the rear is a garden.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

### To View

The property will be open for viewing on Tuesday 17th and Thursday 19th between 11.30 a.m. – 12.00 p.m. and Monday 23rd and Wednesday 25th between 10.30 a.m. – 11.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Floor	Room	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
Ground	Room 1	Studio Room with Kitchenette, Shower Room with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 3rd November 2016	£800 p.c.m.
	Room 2	Room through to Kitchen through to Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 22nd October 2016	£920 p.c.m.
	Room 3	Studio Room with Kitchenette, Shower Room with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 19th November 2016	£823.33 p.c.m.
	Room 4	Studio Room with Kitchenette, Shower Room with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 28th June 2017	£500 p.c.m.
Half Landing	Room 5	Studio Room with Kitchenette, Shower Room with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 19th August 2017	£840 p.c.m.
First	Room 6	Reception Room/Kitchen, Bedroom with Shower with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 5th July 2017	£850 p.c.m.
	Room 7	Reception Room/Kitchen, Bedroom with Shower with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 25th October 2016	£850 p.c.m.
Attic	Room 8	Studio Room with Kitchenette, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 2nd November 2016	£775 p.c.m.

### INVESTMENT – Freehold Building

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.