

London N16

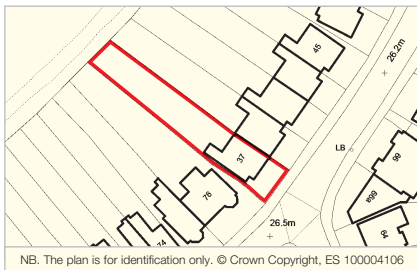
37 Queen Elizabeth's Walk, Stoke Newington N16 5UG

- **Freehold Semi-Detached Building**
- In Same Family Ownership for approximately 32 Years
- Internally arranged to provide a Self-Contained Ground Floor Studio Flat together with Additional Residential Accommodation over Ground, First and Second Floors
- Possible Potential for Redevelopment, subject to all consents
- Studio Flat subject to an Assured Shorthold Tenancy
- Remainder Vacant
- Current Rent Reserved

**£9,672 per annum
From Studio Flat.
Remainder Vacant**

BY ORDER OF EXECUTORS

**EIGHT WEEK COMPLETION
AVAILABLE**



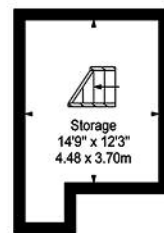
To View

The property will be open for viewing every Monday and Friday before the Auction between 11.15 – 11.45 a.m. These are open viewing times with no need to register. (Ref: UD).

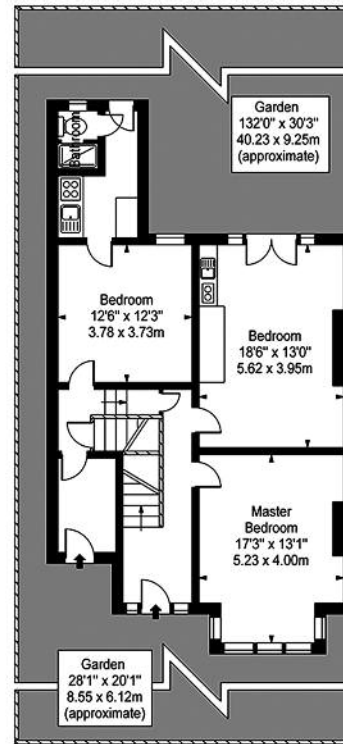
Seller's Solicitor

Messrs Pococks Solicitors (Ref: A Lawrie).
Tel: 01227 770222.
Email: mail@pococklaw.com

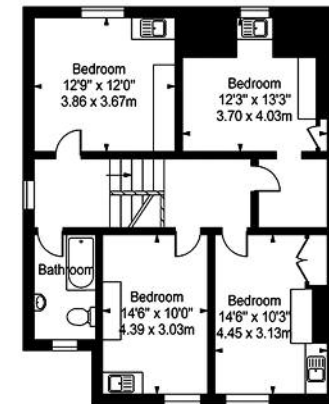
**INVESTMENT/MAJORITY VACANT –
Freehold Building**



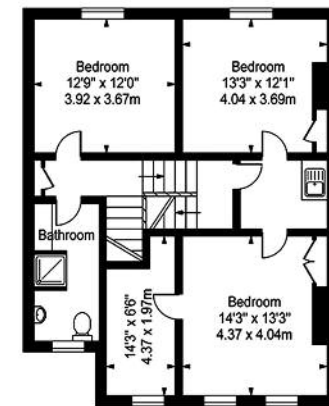
Basement Floor



Ground Floor



Second Floor



First Floor

Tenure

Freehold.

Location

The property is situated at the junction of Queen Elizabeth's Walk and Allerton Road. The local amenities of Seven Sisters Road are within walking distance to the north. Manor House Underground Station (Piccadilly Line) is to the north. Rail services run regularly from Stoke Newington High Street Station to London Liverpool Street. Stoke Newington High Street (A10) provides direct access to Central London. The open spaces of both Finsbury Park and Clissold Park are within walking distance.

Description

The property comprises a semi-detached building arranged over ground and two upper floors. There is a garden to the front and rear. The building is internally arranged to provide a self-contained ground floor studio flat together with additional residential accommodation over the ground, first and second floors. The studio flat has an individual ground floor entrance. The property may afford potential for redevelopment, subject to all necessary consents being obtained.

Accommodation

Cellar

Ground Floor – Self-Contained Studio Flat comprising: Studio Room, Kitchen, Shower Room/WC.

Further Reception Room, Kitchen, Hallway

First Floor – Three Bedrooms, Further Room, Kitchenette, Shower Room/WC

Second Floor – Four Bedsits/Kitchenettes, Shower Room/WC

The property extends to approximately 263.15 sq m (2,833 sq ft) GIA

Tenancy

The ground floor studio flat is subject to an Assured Shorthold Tenancy for a term of 6 months from 2nd December 2011 at a current rent of £186 per week (holding over).

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.

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.

