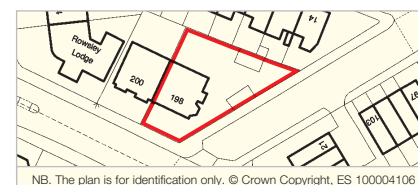


## London N19

### 198 Brecknock Road, Tufnell Park N19 5BE

- **A Freehold Four Storey Semi-Detached Building**
- HMO Registered
- Internally arranged to provide a Self-Contained Lower Ground Floor Studio Flat Together with further Bedsitting Room Accommodation over the Lower Ground, Ground and Upper Floors
- Extending to approximately 343 sq m (3,692 sq ft)
- One Unit subject to an Assured Shorthold Tenancy
- Remainder Vacant
- Possible Potential for Reconfiguration and/or Redevelopment subject to obtaining all necessary consents
- Total Site Area extending to Approximately 0.050 Hectares (0.125 Acres)
- Total Current Rent Reserved  
**£10,192.08 per annum (equivalent) from flat. Remainder Vacant**  
**BY ORDER OF EXECUTORS**  
**IN SAME FAMILY OWNERSHIP FOR 32 YEARS**



#### To View

The property will be open for viewing every Tuesday and Friday before the Auction between 9.30 – 10.15 a.m. These are open viewing times with no need to register. (Ref: RH).

#### Joint Auctioneer

C & M Properties Ltd  
(Ref: Mr Pantelis Demosthenous)  
Tel: 07768 210217.  
Email: cmpropertyagents@gmail.com

#### Seller's Solicitor

Messrs YVA Solicitors (Ref: Mr Chris Yiannakas).  
Tel: 0208 445 9898.  
Email: info@yvasolicitors.com

**INVESTMENT/MAJORITY VACANT –  
Freehold Building**



#### Tenure

Freehold.

#### Location

Located in the heart of Tufnell Park, the property is situated on the north side of Brecknock Road (A5200) at its junction with Corinne Road. Local shops and amenities are readily available along Brecknock Road and Fortress Road to the north. Tufnell Park Underground Station (Northern Line) is to the north. Holloway Road (A1) is within 1 mile to the north.

#### Description

The property comprises a semi-detached building arranged over lower ground, ground, first and second (in eaves) floors beneath a pitched roof. We understand that the building extends to approximately 343 sq m (3,692 sq ft). The property is internally arranged to provide a self-contained lower ground floor studio flat together with additional bedsitting room accommodation over the lower ground, ground and two upper floors. The property benefits from gardens to the side and rear and occupies a site extending to approximately 0.050 hectares (0.125 acres). The property is HMO registered (expiring 2018).

#### Accommodation

**Lower Ground** – Self-Contained Studio Flat, Double Room, Two Kitchens, Shower Room, Separate WC

**Ground Floor** – Six Rooms with wash basins, Bathroom, Separate WC

**First Floor** – Five Rooms with wash basins, Bathroom, Separate WC

**Second Floor (in Eaves)** – Room with Kitchen through to Further Room, Bathroom

#### Tenancy

There is a self-contained studio flat on the lower ground floor. This unit is subject to an Assured Shorthold Tenancy for a term of 12 months from 5th April 2014 at a rent of £849.34 per calendar month. A Section 21(1)B Notice has been served requiring vacant possession after 4th April 2015. A copy is available for inspection in the legal documentation. The remainder of the property is Vacant.

#### Planning

Local Planning Authority: Islington Council.

Tel: 0207 527 2000.

Email: [planning@islington.gov.uk](mailto:planning@islington.gov.uk)

The property may afford potential for reconfiguration and/or development subject to obtaining all necessary consents.

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