

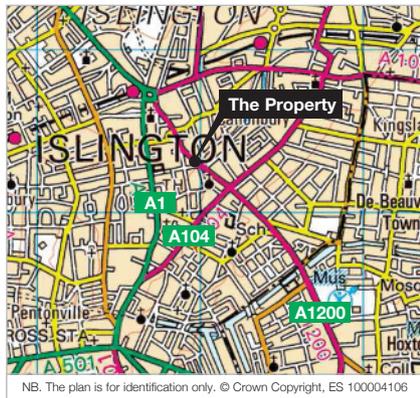
London N1

Flat A, 62 Canonbury Road, Islington N1 2DQ

- **A Leasehold Self-Contained Raised Ground and Lower Ground Floor Maisonette**
- Providing Two Bedroom Accommodation
- Small Rear Patio Garden

Vacant Possession

BY ORDER OF A HOUSING ASSOCIATION



To View

The property will be open for viewing every Monday between 3.15 – 3.45 p.m. and Saturday between 3.30 – 4.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

VACANT – Leasehold Maisonette



Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 1st January 2017 at an initial ground rent of £250 per annum.

Location

The property is situated on the north-east side of Canonbury Road, between its junctions with Alwyne Villas and Halton Road. An extensive selection of shops, bars, restaurants and entertainment venues is available along Upper Street (A1) to the west, together with Old Street and Shoreditch to the south-east. Essex Road Rail Station is within a 5 minute walk to the south-east and Highbury and Islington Rail and Underground Station (Victoria Line) is within a 10 minute walk to the north-west. The open spaces of Highbury Fields are also accessible. The property is Grade II listed and is located within the Canonbury Conservation Area.

Description

The property comprises a self-contained raised ground and lower ground floor maisonette situated within a converted mid terrace building arranged over lower ground and three upper floors. The property benefits from a small patio garden to the rear.

Accommodation

Raised Ground Floor – Reception Room, Kitchen

Lower Ground Floor – Two Bedrooms, Bathroom with WC

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.alltop.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.