

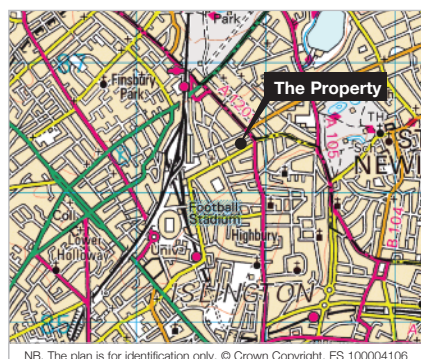
London N4

Flat A, 19 Chatterton Road, Highbury N4 2EA

- **A Leasehold Self-Contained Maisonette**
- Arranged over Ground and First Floors
- Providing Two Bedroom Accommodation
- Private Rear Garden

Vacant Possession

BY ORDER OF A HOUSING ASSOCIATION



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: UD).



Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 1st January 2018 at an initial ground rent of £250 per annum.

Location

The property is situated on the north side of Chatterton Road, close to its junction with Blackstock Road to the east. Local shops and amenities are available in Finsbury Park. London Underground services run from Finsbury Park (Victoria and Piccadilly Lines) and Arsenal (Piccadilly Line) Stations directly linking to Central London. The open spaces of Finsbury Park are within reach and the Emirates Stadium is to the south-west.

Description

The property comprises a self-contained ground and first floor maisonette situated within a mid terrace building arranged over ground and two upper floors. The property benefits from a garden to the rear.

Accommodation

Ground Floor – Two Bedrooms, Shower Room

First Floor – Reception Room, Kitchen

VACANT – Leasehold Maisonette

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.