

# **London N17** **262A Mount Pleasant** **Road,** **Tottenham** **N17 6EZ**

- **A Long Leasehold First and Second Floor Maisonette**
- Internally arranged to provide Four Self-Contained Studio Units
- Each Unit subject to an Assured Shorthold Tenancy
- Total Current Gross Rent Reserved **£38,400 per annum (equivalent)**



## **To View**

The property will be open for viewings every Thursday between 3.00 – 3.30 p.m. (Ref: DH).

## **Seller's Solicitor**

Messrs Carpenters Rose (Ref: M Rose).  
 Tel: 0208 906 0088.  
 Email: mr@carpentersrose.co.uk

## **INVESTMENT –** **Long Leasehold Maisonette**



## **Tenure**

Long Leasehold. The property is held on a lease for a term of 999 years from 21st April 2015 (thus having approximately 999 years unexpired) at a current ground rent of a peppercorn.

## **Location**

The property is located on the east side of Mount Pleasant Road, to the north of its junction with Wimbourne Road. Wimbourne Road leads to Broadwater Road, which in turn provides access to Lordship Lane (A10). Local shops are available along High Road, with a more extensive range of shops and other facilities being accessible in Holloway to the south and Enfield to the north. London Overground services run from Bruce Grove Station approximately 0.7 miles to the south. The open spaces of Bruce Castle Park are nearby.

## **Description**

The property comprises a first and second floor maisonette situated within a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The maisonette is internally arranged to provide four self-contained studio units with kitchenettes and en-suite shower rooms, WC and wash basin. There is also a separate kitchen.

## **Accommodation and Tenancies**

A schedule of Accommodation and Tenancies is set out below. We understand that the maisonette has a GIA of approximately 762 sq ft (70.7 sq m).

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a. (equivalent)
1	First	Not inspected by Allsop. The following information was provided by the Vendor: Studio Room with Kitchenette and En-Suite Shower with WC and wash basin	Subject to an Assured Shorthold Tenancy for a term for 6 months from 7th January 2014 (holding over)	£9,600.24 p.a.
2	First	Studio Room with Kitchenette and En-Suite Shower with WC and wash basin	Subject to an Assured Shorthold Tenancy for a term for 12 months from 7th January 2014 (holding over)	£9,600.24 p.a.
3	First	Studio Room with Kitchenette and En-Suite Shower with WC and wash basin	Subject to an Assured Shorthold Tenancy for a term for 6 months from 7th January 2014 (holding over)	£9,600.24 p.a.
4	Second	Not inspected by Allsop. The following information was provided by the Vendor: Studio Room with Kitchenette and En-Suite Shower with WC and wash basin	Subject to an Assured Shorthold Tenancy for a term for 6 months from 7th January 2014 (holding over)	£9,600.24 p.a.
<b>Total</b>				<b>£38,400.96 p.a.</b>

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 £750 (including VAT) upon exchange of sale memoranda.