



All enquiries Ref: Brian Grante



- Long leasehold self-contained garden flat requiring updating
- Full vacant possession

#### Location:

Situated on Stapleton Hall Road which is well positioned for the amenities of Stroud Green, Finsbury Park, Hornsey and Highgate. Transport options include local bus routes, rail connections via Harringay, Green lanes and Crouch Hill Stations or road links via the A406, A10, A1 and M1.

#### Accommodation (approx. 70m<sup>2</sup> / 754 sq ft):

Entrance hall, one bedroom, reception room, kitchen, bathroom/WC, store  
Outside: Rear gardens

EPC rating: C

Council Tax Band: C

#### Lease:

To be sold on a new lease for a term of 990 years at a peppercorn ground rent

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

