



All enquiries Ref: Brian Grante

- Long leasehold purpose-built self-contained ground floor maisonette with garden
- Investment

Location:

Situated on Deepdene Court, located off Green Dragon Lane and well positioned for the amenities of Grange Park, Winchmore Hill, Enfield and Palmers Green. Transport options include local bus routes, rail connections via Winchmore Hill or Grange Park or road links via the A10, M25 and A406.

Accommodation:

Entrance hall, two bedrooms, reception room, kitchen, bathroom/WC
Outside: Front garden

EPC rating: E (estimate 62m²)

Council Tax Band: D

Tenancy:

Let on an AST (with Section 21 served on 02/26) originally for 12 months from 1/5/23 at a rent of £1,450 pcm – Refer to legal pack for further details

Rent Reserved:

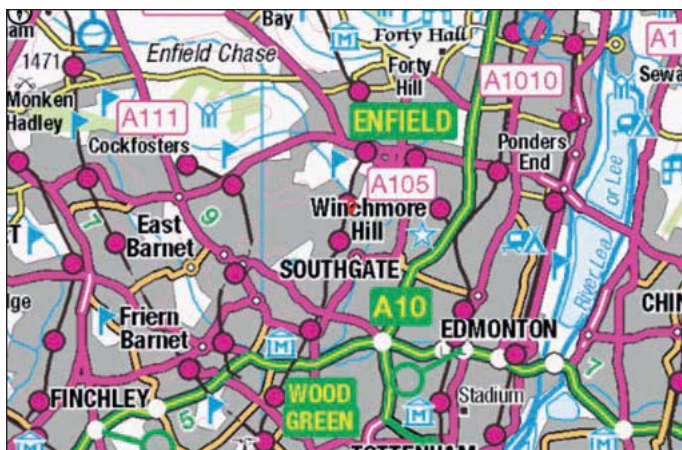
£17,400 pa

Lease:

Held on a lease for a term of 99 years from 25/3/60 at a ground rent £15pa (this having approximately 33 years remaining).

To view:

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



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