

17c Ribblesdale Road, Hornsey, London N8 7EP

**Guide Price £100,000\***

**FIRST FLOOR STUDIO FLAT WITH VACANT POSSESSION**



FIRST FLOOR  
331 sq ft. (30.7 sq m.) approx.



This first floor studio flat forms part of a converted semi-detached period property and is located in a prime position within a short walk of Hornsey Station and within easy access of Crouch End. There are underground services less than a mile away at Turnpike Lane. The area is well served by bus connections and has good road link access, particularly to the A406 North Circular Road. The property is a studio flat with a separate bathroom and the flat also benefits from a loft storage area. There is an entryphone system and gas fired central heating. The flat is sold with vacant possession and will be of interest to investment buyers and owner occupiers. **PLEASE NOTE THAT THIS LOT WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES.**

**ACCOMMODATION**

Entrance Hall, Bathroom, Open Plan Studio with Kitchen Area.

**TENURE**

125 years from 25th March 1982, thus approximately 84 years unexpired. Ground rent £50 pa rising.

**LOCAL AUTHORITY & TAX RATING**

London Borough of Haringey  
Council Tax Band B  
EPC being arranged.

**VIEWING TIMES**

By appointment through the Auctioneers