

# Lot 76

95 Cranwich Road,  
London N16 5JA

**GUIDE PRICE: £18,000**



**FREEHOLD GROUND RENT INVESTMENT**

This period house located in a sought after residential area has been converted into 3 flats that have all been sold off on long leases. The property is offered with the benefit of the existing ground rent income amounting to £ 550 pa.

#### **LEASE DETAILS**

Flat A: (basement and ground floor) 125 years from 25/12/1998 at a ground rent of £150 for first 25 years, £300 for remainder

Flat B: (first floor) 99 years from 25/12/1988 at a ground rent of £100 for first 33 years, £200 for next 33 years and £300 for the remainder

Flat C: (second floor) 99 years from 25/12/1988 at a ground rent of £100 for the first 33 years, £200 for the next 33 years and £300 for the remainder

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Hackney 020 8356 3000

#### **VENDORS SOLICITORS**

Mr Eric Charnley, Cramer Pelmont  
8 Middle Lane, Crouch End, London N8  
020 8340 0091

#### **VIEWING TIMES**

By appointment through the Auctioneers

#### **JOINT AUCTIONEERS**

Drivers & Norris 020 7607 5001

**drivers&norris**