

30 Willoughby Mews, 38 Willoughby Lane N17 0YH

Guide Price £75,000*

2ND FLOOR STUDIO FLAT IN NEED OF UPDATING THROUGHOUT



The property is situated in a development within the area of Tottenham. Good road links are accessible including the A406 North Circular Road that connects to a number of major motorway routes. Main line rail services are available at nearby Northumberland Park, Meridian Water and Angel Lane Stations. The area is also very well served by local bus routes. The property is a top (second) floor studio flat in need of updating and modernisation throughout. There are well kept communal grounds and the block benefits from a security entryphone system. The flat has a useable kitchen and bathroom although both appear to require replacement. This property is sold with vacant possession and will be of interest to investment buyers. **PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.**



ACCOMMODATION

Studio Room, Kitchen, Bathroom.

TENURE

Leasehold. 99 years from 25th March 1984. Thus approximately 60 years unexpired. Ground Rent £50 rising.

LOCAL AUTHORITY & TAX RATING

London Borough of Harringey
Council Tax Band A
EPC pending

VIEWING TIMES

Thursday 23rd November @ 11 – 11.30am Tuesday 28th November @ 11 – 11.30am Saturday 2nd December @ 1 – 1.30pm



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN