

# Lot 1

## 41 Finsbury House, Partridge Way, Wood Green, London N22 8DT GUIDE PRICE: £90,000



### SPACIOUS 7TH FLOOR TWO BEDROOM FLAT IN NEED OF SOME UPDATING

This 7th floor purpose built flat forms part of a high rise block within the prominent area of Wood Green. The property does benefit from double glazed windows, security entry phone system, resident concierge although it is in need of a certain amount of updating and modernisation throughout. The flat will be of interest to owner/occupiers and investment purchasers and is being sold with the benefit of full vacant possession.

#### ACCOMMODATION

Entrance hall, bedroom one, bedroom two, living room, enclosed balcony, kitchen, bathroom, separate WC

#### TENURE

Leasehold - approximately 100 years unexpired  
Service charge: approximately £3,000 pa to include Ground Rent, Insurance and Concierge

#### LOCAL AUTHORITY & TAX RATING

Haringey Council 020 8489 0000  
Council Tax Band: A

#### VIEWING TIMES

Thurs 3/7, Thurs 10/7, Thurs 17/7 - all at 11am

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN