

LOT
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By Order of the Mortgagees

Flat 10, Ellena Court, 25 Conway
Road, London N14 7BW

Guide Price £365,000*

**VACANT TWO BEDROOM FIRST FLOOR
FLAT IN NEED OF MODERNISATION**



This spacious two bedroom first floor flat is set within an early 1990s private purpose built block located within walking distance to Palmers Green Mainline Station, local bus links to Central London and ample shopping amenities. Southgate Piccadilly Line Station is also easily accessible. Good road links serve the area including the A406 North Circular Road, A10 and M25 motorway and the area offers a number of local schools and open spaces, including Broomfield Park. The apartment block has a security entry phone system and allocated parking. The property is in need of modernisation and is being sold with vacant possession. This opportunity will be of interest to investors and end user occupiers.

ACCOMMODATION

Entrance hall, Kitchen, Reception, Master bedroom with en-suite, Bedroom 2, Bathroom, Allocated parking

TENURE

Leasehold – 100 years remaining (125 years from 24th June 1993)

Ground Rent: £100pa

Service Charge: £1700pa (Additional £500pa for 2019 as a one off)

LOCAL AUTHORITY & TAX RATING

Enfield Council 020 8379 1000

Council Tax Band: E

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN