

LOT  
**18**

**By order of the Charity Commissions  
Joint Interim Managers**

**Hedgemoor Court, 24 Castle Avenue,  
Highams Park, London E4 9QE**

**Guide Price £3,750\***

**FREEHOLD GROUND RENT INVESTMENT**



This freehold ground rent opportunity consists of a 1960s block of 11 flats with garages to the rear. The block is situated in a picturesque part of Highams Park within a short walk of the local overground station. Good road links serve the area including easy access onto the A406 North Circular Road. All of the flats are held on leases of 999 years from 24th June 1963 with varying ground rents. There may be scope for further development subject to obtaining any necessary consent that may be required. The total ground rent income equates to £470.25 and the investment is sold with the benefit of this income.

#### **ACCOMMODATION**

Eleven self contained flats

#### **TENURE**

Freehold

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

Waltham Forest Council 020 8496 3000

All Flats Council Tax Band C

#### **VIEWING TIMES**

External Viewing Only

#### **JOINT AUCTIONEERS**

Symon Smith & Partners Ltd, 277/281 Oxford Street,  
London W1C 2DL 020 7495 7020

