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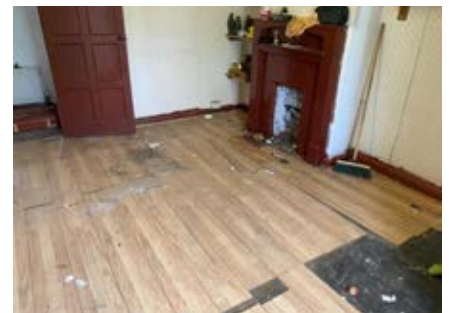
By Order of The Government legal Department



10 Vincent Court, Hanley Road, London N4 3DT

**Guide Price £130,000\***

**TOP FLOOR ONE BEDROOM FLAT IN NEED OF UPDATING THROUGHOUT**



The flat is very centrally located within walking distance of Crouch hill, Upper Holloway and Archway Stations. There is easy access into central London and The City. The property is a top floor one bedroom flat in need of complete updating and modernisation throughout. There is gas central heating although the system is dated. The block is made up of commercial units with flats above. This flat is sold with vacant possession and will be of interest to owner occupiers and investment purchasers. **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 CLOSSES AT 3pm THE DAY BEFORE THE AUCTION.**

#### **ACCOMMODATION**

Bedroom, Lounge, Kitchen, Bathroom.

#### **TENURE**

Leasehold. 99 years from 24th June 1979, thus only approximately 54 years remain. Ground rent £50 rising to £100.

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

London Borough of Islington

Council Tax band C

EPC pending

#### **VIEWING TIMES**

Thursday 10th October @ 11 – 11.30am

Saturday 19th October @ 11.30 – 12.30pm

Thursday 24th October @ 11 – 11.30am

