



Hudson Way, N9 0XG
London





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- Investors Only
- Kings Are Pleased To Present This
- Two Bedroom Flat
- Situated On The Second Floor
- 17ft Dual spect Lounge/Diner
- Double Glazing & Residents Parking
- 100 Year Lease
- Ground Rent £75pa, Service Charge £2,891.19pa
- Chain Free
- Council Tax Band C

Auction Guide £199,999



****Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £199,999****

****Investors Only**** KINGS are pleased to present this well presented Two Bedroom Flat situated on the second floor with a tenancy in place at £14,400 per annum on a periodic monthly rolling basis. Features include a 17FT DUAL ASPECT LOUNGE/DINER with plenty of light, a separate kitchen, three piece bathroom, double glazing and RESIDENTS PARKING. Outside the block is part of a mixed development of both flats and houses built circa 2000 and is surrounded by communal gardens.

The convenient location means that local shops, bus services and popular schools are within walking distance whilst Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station.

Council Tax Band B
Lease - 100 Years Remaining (125 Years From 1 September 2000)
Service Charge - £2,891.19 Per Annum/£240.93 Per month (Water Rates Included)
Ground Rent - £75 Per Annum
Construction Type - Standard
Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

ENTRANCE HALLWAY

RECEPTION / DINING ROOM 17'9 x 11'7 (5.41m x 3.53m)

KITCHEN 8'1 x 7'3 (2.46m x 2.21m)

BEDROOM ONE 14'1 x 8'2 (4.29m x 2.49m)

BEDROOM TWO 10'9 x 5'7 (3.28m x 1.70m)

BATHROOM 7'1 x 6'1 (2.16m x 1.85m)

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML

procedure are carried out in accordance with the law.

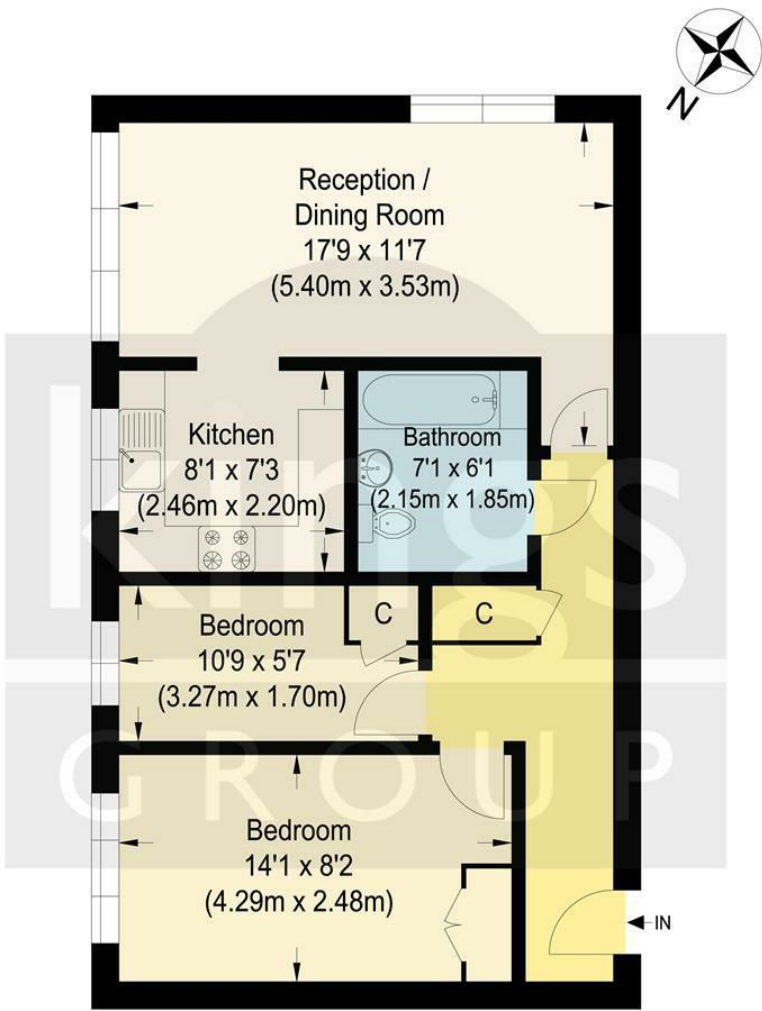
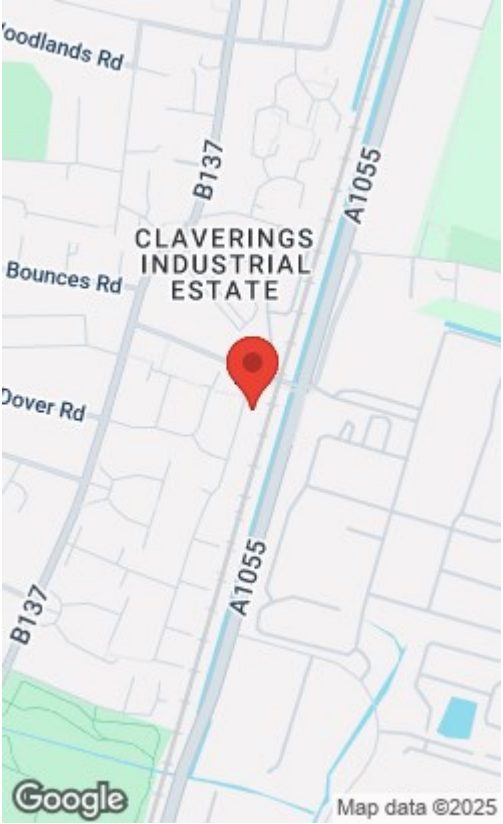
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Second Floor
Hudson Way

Approximate Gross Internal Floor Area : 50.70 sq m / 545.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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