



Tramway Avenue, N9 8PD  
London





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# Tramway Avenue, N9 8PD

- Investors Only
- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 15ft Through Lounge/Diner
- Ground Floor Bathroom
- Ensuite To Master Bedroom
- 50ft Rear Garden
- Gas Central Heating
- Tenant In Place Returning £24,000pa
- Council Tax Band C

Auction Guide £350,000



**\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000\*\***

**\*\*Investors Only\*\*** KINGS are pleased to present this Three Bedroom Terraced House available with a tenancy in place at £24,000 per annum on a periodic monthly rolling basis. This CHAIN FREE chalet roof style freehold property features a 15FT THROUGH LOUNGE, a good sized kitchen, a ground floor bathroom, ENSUITE master bedroom, 50FT REAR GARDEN and gas central heating.

This property still offering the POTENTIAL to grow further in size via a rear extension (stp). The property is situated only moments away from Hertford Road with plenty of shops, restaurants and other amenities close by along with popular schools and transport links within close proximity.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

### ENTRANCE

**RECEPTION / DINING ROOM 15'8 x 10'7 (4.78m x 3.23m)**

**KITCHEN 9'9 x 9'6 (2.97m x 2.90m)**

**BATHROOM 7'7 x 5'8 (2.31m x 1.73m)**

**BEDROOM ONE 13'8 x 10'7 (4.17m x 3.23m)**

**EN-SUITE 5'7 x 5'6 (1.70m x 1.68m)**

**BEDROOM TWO 11'4 x 8'7 (3.45m x 2.62m)**

**BEDROOM THREE 8'2 x 8'1 (2.49m x 2.46m)**

**GARDEN 50'9 approx (15.47m approx)**

### 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.



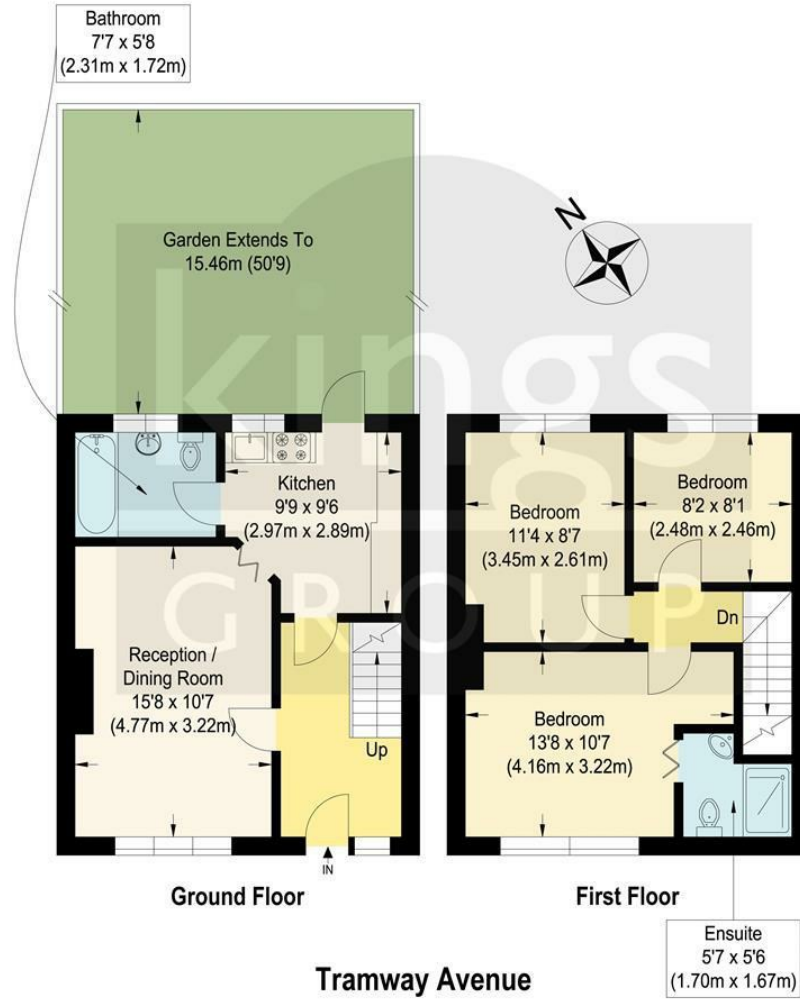
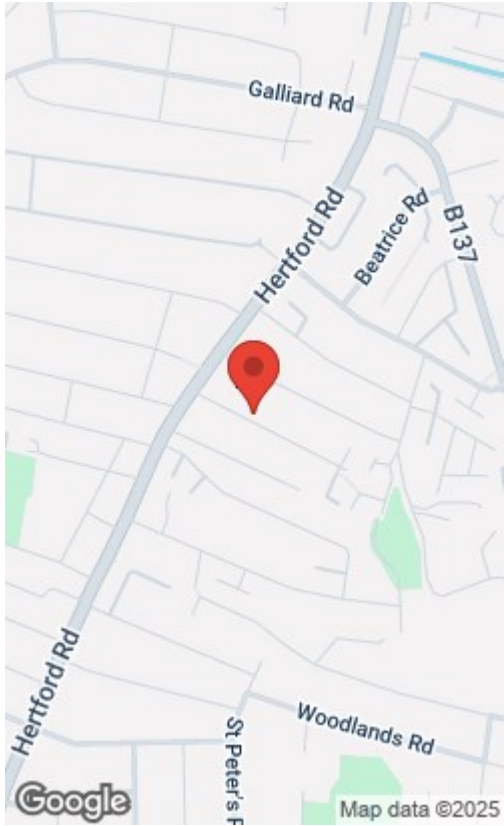
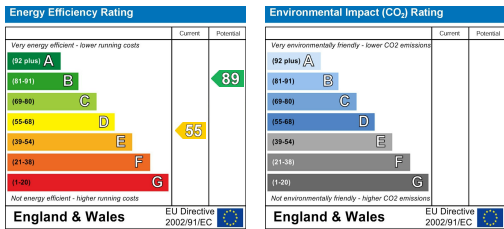


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Approximate Gross Internal Floor Area : 71.0 sq m / 764.23 sq ft

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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

