



- **Four bedroom maisonette**
- **Extent 1,549 SQFT**
- **Leasehold with vacant possession**
- **Wood Green, North London**
- **0.7 miles to Wood Green Underground Station (Zone 3)**
- **Arranged over two floors**
- **EPC rating: C**
- **Auction 8 March 2024**



Auction guide £550,000

Lot 99 455A Lordship Lane, London, N22 5DJ

FOR SALE BY AUCTION: To be sold by public auction on the instruction of the owner. A vacant four-bedroom maisonette measuring 1,549 SQFT and arranged over two floors. 0.7 miles to Wood Green Underground Station - Zone 3. To be sold via online bidding on Friday, 8 March 2024

Auctioneer's comments: 'This Lot offers an opportunity to buy a 1,546 SQFT, vacant, four-bedroom masionette in an ideal North London location.'

Auction date

The property is to be sold by public auction on Friday 8 March 2024 via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Four-bedroom maisonette, arranged over two floors, leasehold, vacant, 1,546 SQFT

Location

Wood Green, North London, 0.7 miles to Wood Green Underground Station (Zone 3)

Accommodation

First floor: kitchen/living room, shower room, two bedrooms

Second floor: two bedrooms, bathroom

Outside

Access to the roof terrace

EPC rating

C

Tenure

Leasehold with vacant possession

125 years from 9 August 1999

Local authority and council tax band

London Borough of Haringey

Council tax band: C

Pre-auction bids

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2% plus VAT (min. fee of £2,100 plus VAT) of the purchase price and auction buying fee of £3,800 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.



FIRST FLOOR

SECOND FLOOR

