



All enquiries Ref: Thomas Mason

- Leasehold second floor self contained flat
- Investment

**Location:**

The property is situated on St. Margarets Avenue close to its junction with Green Lanes. Public transport links are well provided with Turnpike Lane London Underground Station (Piccadilly Line) within close proximity, together with a network of local bus services serving the surrounding vicinity. An extensive range of shopping amenities can be found locally including a number of shops, bars and restaurants along Green Lanes and the High Road. Local recreational pursuits include the open spaces of Ducketts Common and Belmont Recreation Ground.

**Accommodation:**

Two bedrooms, open plan reception room/kitchen, bathroom/WC

**EPC rating:** C

**Council Tax Band:** C

**Lease:**

The property is held on a lease for a term of 125 years from 1<sup>st</sup> January 2007

**Tenancy:**

Let on a tenancy for a rent of £1,700 per calendar month – for further information please refer to the legal documentation

**Rent reserved:**

**£20,400** per annum

