

Lot 34

**13 Zambezi Drive, Edmonton,
London, N9 0FT**

**By order of a major
housing association**



All enquiries Ref: Brian Grante



- Long leasehold self-contained garden flat requiring some updating
- Located opposite the Montagu Recreation Ground and Park
- Full vacant possession

Location:

Situated opposite the Montagu Recreation Ground and Park, which is well positioned for the amenities of Edmonton, Waltham Forest and Tottenham. Transport options include local bus routes, rail connections via Edmonton Green or road links via the A406, A10 and M25.

Accommodation (approx. 56m² / 604 sq ft):

Entrance hall, one bedroom, reception room, kitchen, shower room/WC
Outside: Front and rear gardens, communal parking

EPC rating: C

Council Tax Band: B

Lease:

To be sold on a new lease for a term of 990 years at a peppercorn ground rent.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

