On the instructions of the Joint Fixed Charge Receivers

Online Auction

Thursday 26th November 2026

Flat 10 Holland House,
42 Newington Green,
London, N16 9PQ

Sanderson Weatherall

Long leasehold second floor purpose-built two bedroom flat with balcony set within a modern development. Let on a periodic tenancy producing £31,200 per annum

- Guide Price: £325,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

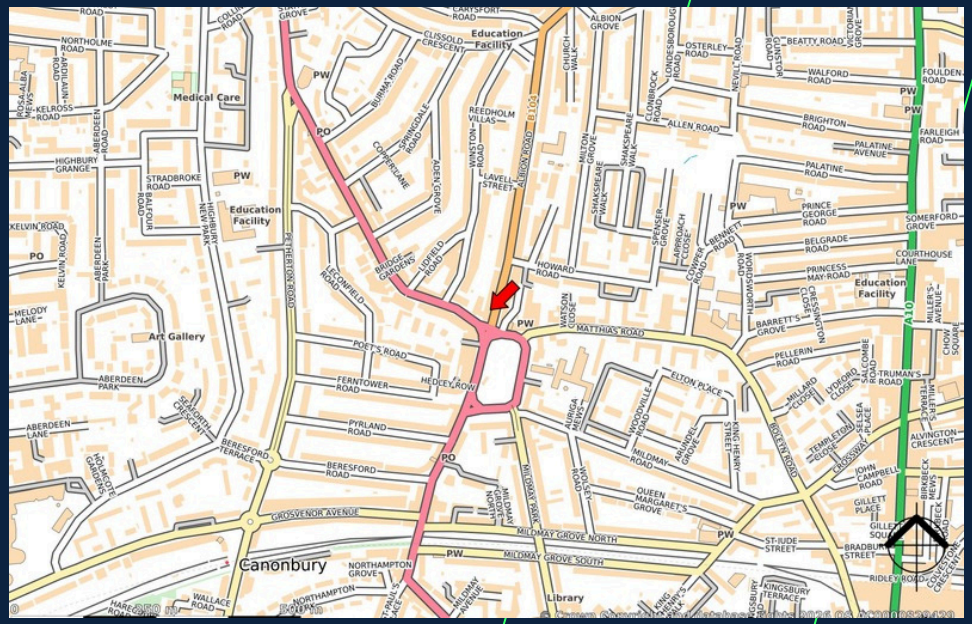
- On the instructions of the Joint Fixed Charge Receivers
- Leasehold second floor flat
- Two bedrooms, balcony, lift access and secure gated parking
- Includes designated car parking space
- 56.00 sq m (602 sq ft)
- Producing £31,200 per annum

Location

The property is situated on the north side of Newington Green adjacent to Albion Road.

Newington Green is a vibrant and sought-after neighbourhood well known for its village atmosphere, offering a mix of eclectic shops, pubs and eateries. The popular Stoke Newington Church Street is also a short distance away, alongside the green spaces of Clissold Park.

Plenty of transport links serve the area, with the closest stations being Canonbury Overground, providing direct access to Liverpool Street and Stratford. Several bus routes provide access to Islington, Kings Cross and Central London.



Description

The property comprises a well presented two bedroom, second floor flat of approximately 56.00 sq m (602 sq ft) situated within a purpose-built development. Internally, the property comprises an entrance hallway, open plan living area with access to the balcony, kitchen with integrated appliances, two double bedrooms and a bathroom/WC.

Access is provided via a secure entry-fob system, whilst there is lift access to the flat and secure gated parking and there is one designated car parking space.

Accommodation

Second Floor
Open plan living room and kitchen, two bedrooms, bathroom/WC

External
Balcony, designated car parking space

Tenancy

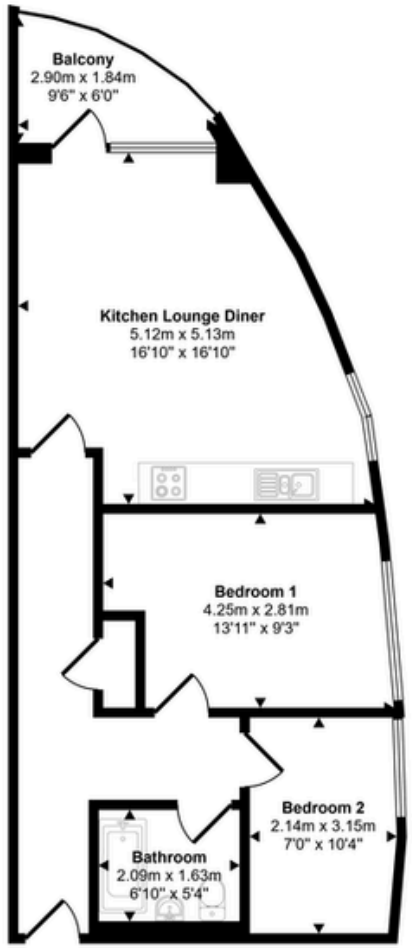
The property is let on a periodic tenancy to three individuals from 11/04/2026 at a rent of £31,200 per annum

Lease

Held on a long lease for a term of 125 years from 24/06/1999 at a ground rent of £500 per annum

Floor Plan

Approx Gross Internal Area
56 sq m / 602 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Guide Price
£325,000

Tenure
Leasehold

EPC
Rating B

Council Tax
Band D

VAT
We are informed VAT is not payable

Legal documentation
Interested parties should read the legal pack for further information at www.swpropertyauctions.co.uk to download the pack.

Seller's Solicitor
Brecher LLP
Susan Braddick | 020 7563 1000 | sbraddick@brecher.co.uk

Sanderson Weatherall

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Certified B Corporation

Dated - 17/09/2026