

**On the instructions of the
Joint Fixed Charge Receivers**



Online Auction

Thursday 15th October 2026



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

SW

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

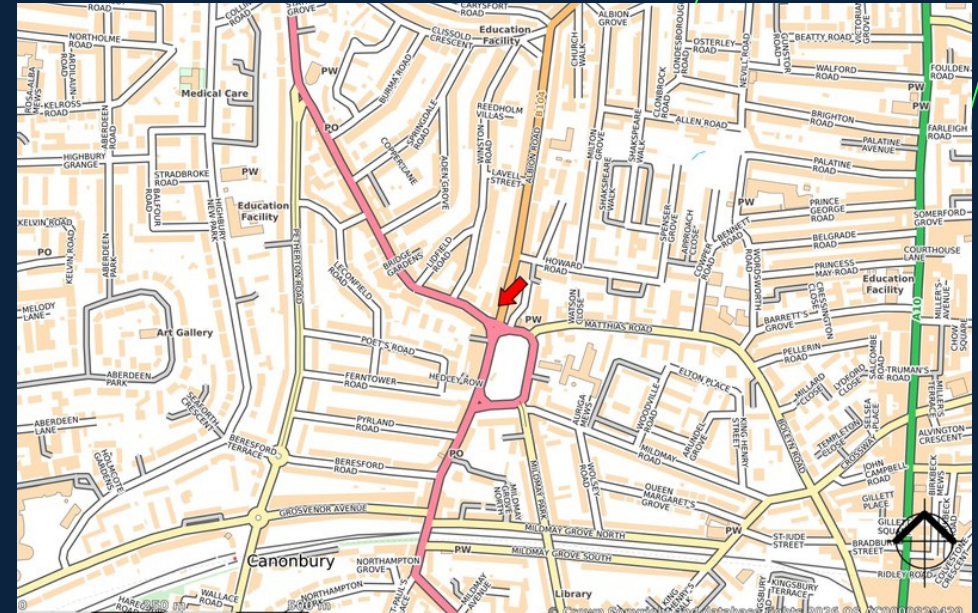


Location

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

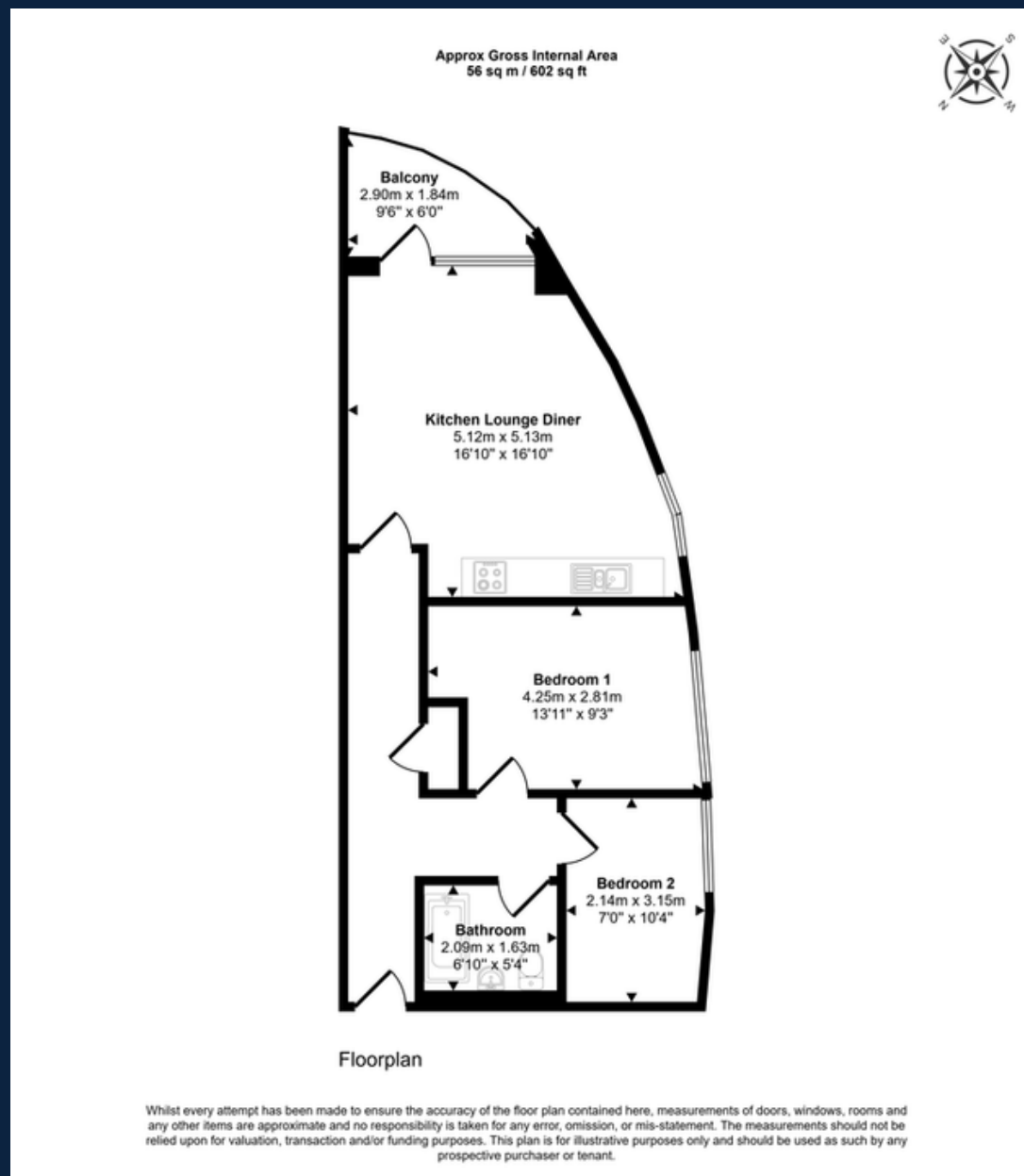
Held on a long lease for a term of 125 years from
24/06/1999 at a ground rent of £500 per annum







Floor Plan





Sanderson
Weatherall

Guide Price

£325,000

Tenure

Leasehold

EPC

Rating B

Council Tax

Band D

VAT

We are informed VAT is not payable

Contact: 020 7851 2100

Website:

www.swpropertyauctions.co.uk

Legal documentation

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



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Dated – 17/09/2026