

# FREEHOLD GROUND RENT INVESTMENT FOR SALE

## 76 Tollington Way, London N7 6RN

### LOCATION & DESCRIPTION

The property is located on the southern side of Tollington Way, opposite its junction with Cornwallis Road, in the London Borough of Islington.

The property comprises a four storey mid-terraced Georgian townhouse which is arranged as three residential flats. There is a one bedroom flat to the ground, another one bedroom flat to the first floor and a two bedroom flat to the second and third floors. All three flats have been sold off on long leasehold interests.

### TENURE

Freehold (Title Number 407152)

### LEASES

The freehold is subject to the three long leasehold interests which were granted for 125 year terms from 1<sup>st</sup> January 2007. They are currently generating a combined ground rent income of £300 per annum, doubling every 25 years.

Copy leases are available upon request.

### EPCS

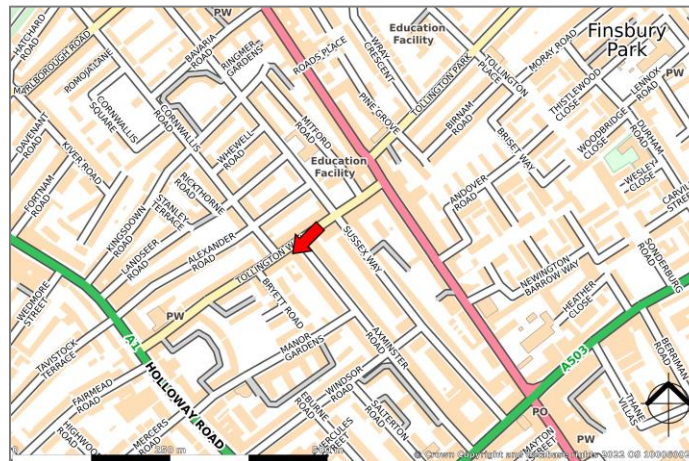
76a Tollington Way – C (72)

76b Tollington Way – D (64)

76c Tollington Way – D (62)

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.



### PROCESS FOR OFFERS

Offers are to be received in writing and are to be accompanied by proof of funding.

Any disposal will be subject to the Right of First Refusal process, as provided by Part 1 of the Landlord and Tenant Act 1987.

The Trustees in Bankruptcy reserve the right not to accept the highest, nor indeed any, offer received and may withdraw the property from the market or vary the method of sale at any time.

All offers are to be exclusive of VAT (if applicable).

The freehold is offered for sale on the instructions of Carrie James, the Trustee in Bankruptcy.

### CONTACTS:

For further information or to arrange a viewing please contact:

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