

LOT  
**13**

92 Montagu Road, Edmonton,  
London N18 2NU

**GUIDE PRICE £160,000\***

**FIRST FLOOR ONE BEDROOM FLAT WITH  
INVESTMENT INCOME**



The property is a one bedroom first floor flat located in a residential area close to the shopping facilities and amenities of Edmonton. Good road links serve the area including the A10 and the A406 North Circular Road. Meridan Water Mainline Station is close by that connects to Stratford and to Tottenham Hale. The flat benefits from gas central heating and double glazing but does require some updating. We understand that due to rain the ceiling has sustained some damage and a schedule of works has been drawn up by a surveyor although changes have not yet started. The flat is currently let on an Assured Shorthold Tenancy Agreement generating £850 pcm (£10,200 pa). This property will be of interest to investment buyers.

#### **ACCOMMODATION**

Living Room, Kitchen, Bathroom, Bedroom

#### **TENURE**

Leasehold extended in 2017 to 150 years therefore 146 years remaining

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Enfield  
Council Tax Band: B

#### **VIEWING TIMES**

By appointment through the Auctioneers subject to Covid 19 government guidelines

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN