



GILMARTIN LEY

Freehold Ground Rent Investment For Sale - Edmonton London N18

3 flats with 74 years remaining on the leases

4 Cuthbert Road,
Edmonton,
LONDON, N18 2QL



Area

Site Area: 240 sq.m. (2,583 sq.ft.)

Price

Guide price £24,000 subject to
contract



Property Description

The property comprises three converted flats: 2 x two bedroom units and 1 x one bedroom unit.

Each flat has a private garden and there is one off street car parking space which is demised to Flat 2.

Each flat has a lease of 99 years from 25th December 1989. There are therefore 74 years remaining on the leases. A typical lease which shows the floor layouts can be downloaded.

The annual ground rent income with effect from this December is £100 per flat (£300 pa total) which rises to £150 (£450 pa total) in 2039 and £200 (£600 pa total) in 2064.

<http://www.gilmartinley.co.uk/properties/for-sale/ground-rent-investments/edmonton/london/n18/23016>

Our ref: 23016

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Freehold Ground Rent Investment For Sale - Edmonton London N18

3 flats with 74 years remaining on the leases

Accommodation	Area sq.m.	Area sq.ft.	Comments
Flat 2			Communal entrance to duplex flat with 2 double bedrooms, separate kitchen, reception room with double doors onto private garden, d/strs WC and upstairs bathroom / WC. Private car space to front.
Flat 2A			Communal entrance to first floor flat with 2 double bedrooms, separate kitchen, reception room, bathroom / WC, private garden accessed via side passageway.
Flat 4			Own entrance to ground floor flat with 1 double bedroom, kitchen / diner, reception room, bathroom / WC and sun lounge with door to private garden.

Property Location

The property is located in Edmonton, North London in a relatively quiet residential road, with excellent transport links: Silver Street Railway Station is 300m to the West and provides services to London Liverpool Street every 15 minutes with a journey time of 25 minutes.

Service Charge p.a.

Terms

Freehold for sale subject to three leases each with a term of 99 years from 25th December 1989.

Please note that notices will need to be served on the leaseholders prior to the property being sold to comply with the legislation.

Legal Fees:

Each party is to bear its own legal fees

Local Authority:

London Borough of Enfield

Viewings:

From the roadside only - there will be no internal viewings. Layout plans are attached to the lease which may be downloaded.

Further information at:

<http://www.gilmartinley.co.uk/properties/23016>
Lease (typical) of Flat 4 containing lease plans of all flats

Last Updated:

16 Jun 2015

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated.

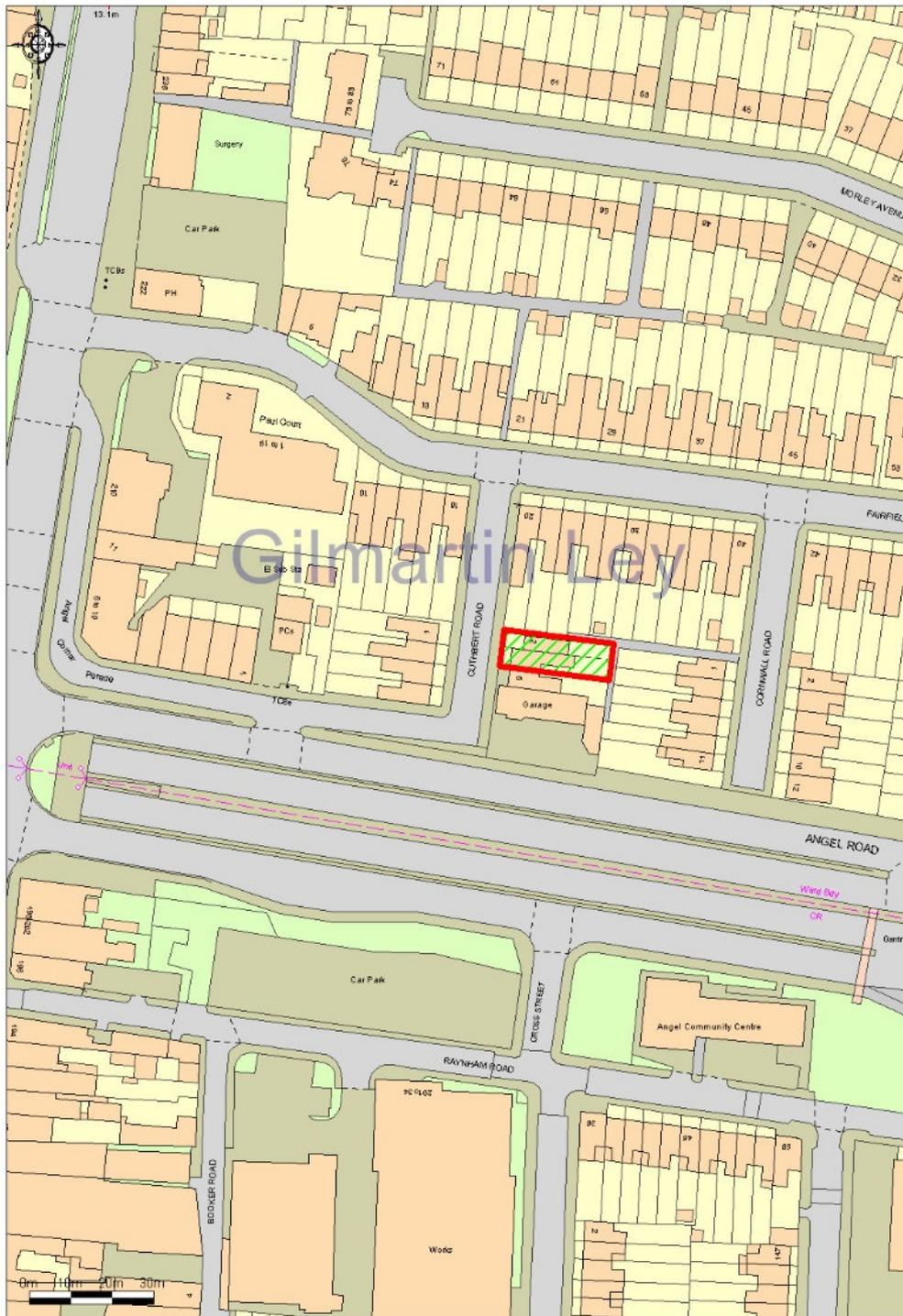


GILMARTIN LEY

Freehold Ground Rent Investment For Sale - Edmonton London N18

3 flats with 74 years remaining on the leases

2-4 Cuthbert Road Edmonton London N18 2QL



Gilmartin Ley - for identification purposes only

<http://www.gilmartinley.co.uk/properties/for-sale/ground-rent-investments/edmonton/london/n18/23016>

Our ref: 23016

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Freehold Ground Rent Investment For Sale - Edmonton London N18

3 flats with 74 years remaining on the leases

2-4 Cuthbert Road Edmonton London N18 2QL



Gilmartin Ley

<http://www.gilmartinley.co.uk/properties/for-sale/ground-rent-investments/edmonton/london/n18/23016>

Our ref: 23016

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley

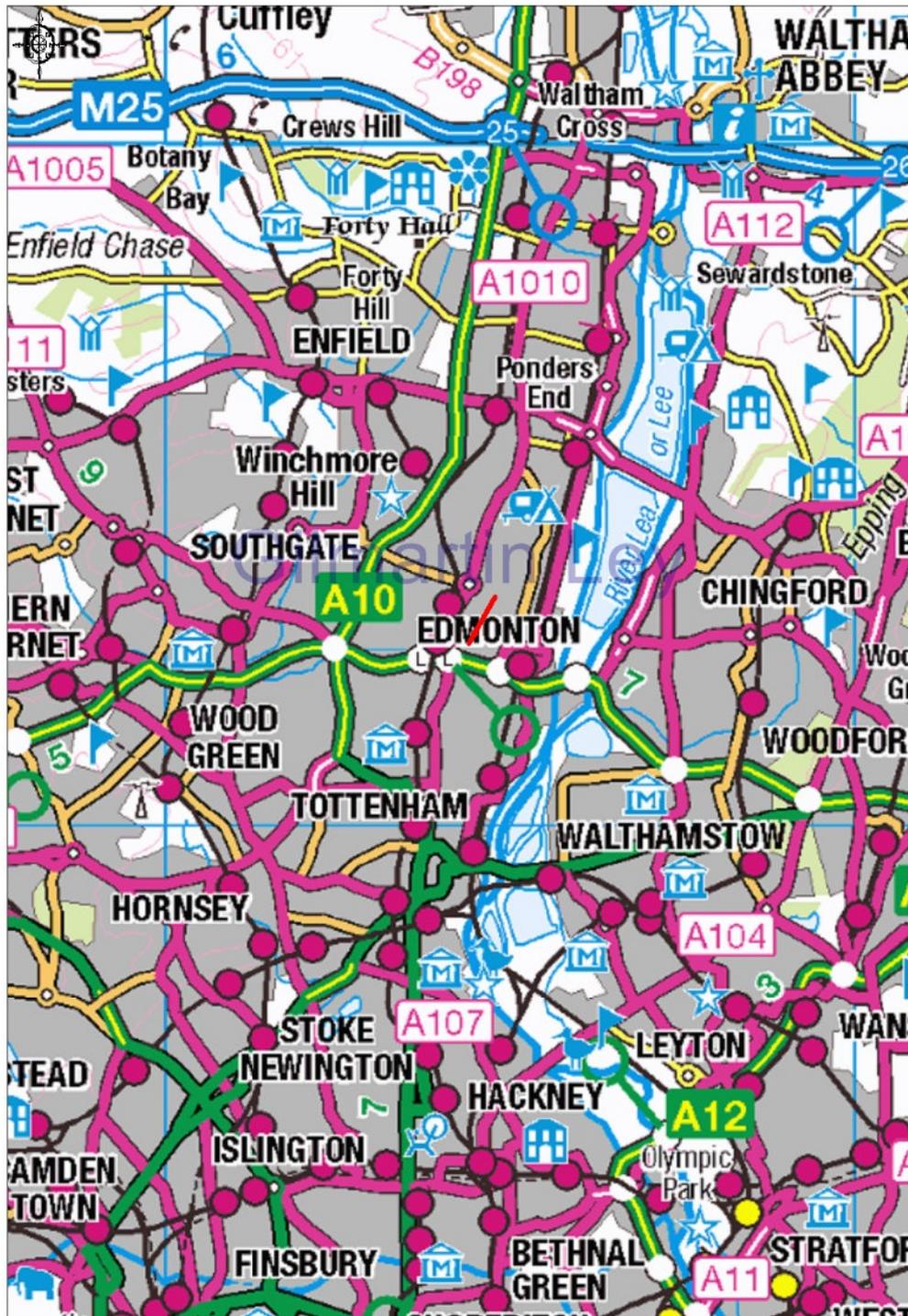


GILMARTIN LEY

Freehold Ground Rent Investment For Sale - Edmonton London N18

3 flats with 74 years remaining on the leases

2-4 Cuthbert Road Edmonton London N18 2QL



Gilmartin Ley

<http://www.gilmartinley.co.uk/properties/for-sale/ground-rent-investments/edmonton/london/n18/23016>

Our ref: 23016

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

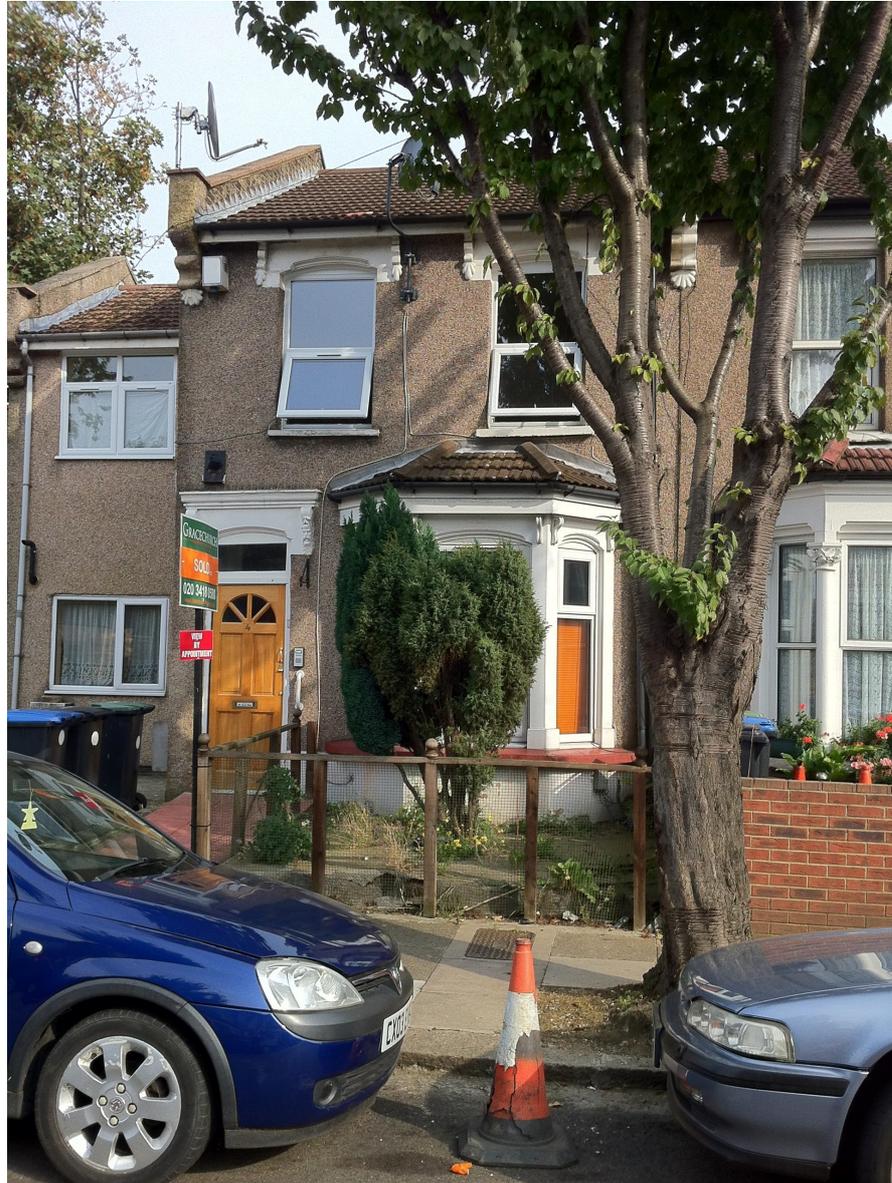
Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agencyl@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Freehold Ground Rent Investment For Sale - Edmonton London N18

3 flats with 74 years remaining on the leases



<http://www.gilmartinley.co.uk/properties/for-sale/ground-rent-investments/edmonton/london/n18/23016>

Our ref: 23016

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley