

lot 20

## 43 Eden Grove Islington, London N7 8EE

Rent  
**£110,760**  
per annum  
exclusive  
with 1 flat to  
be let

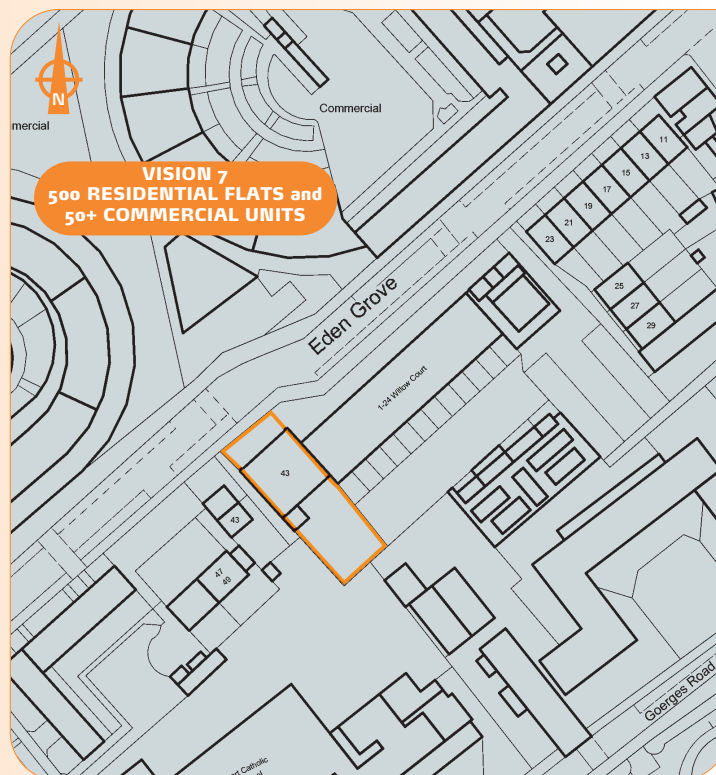
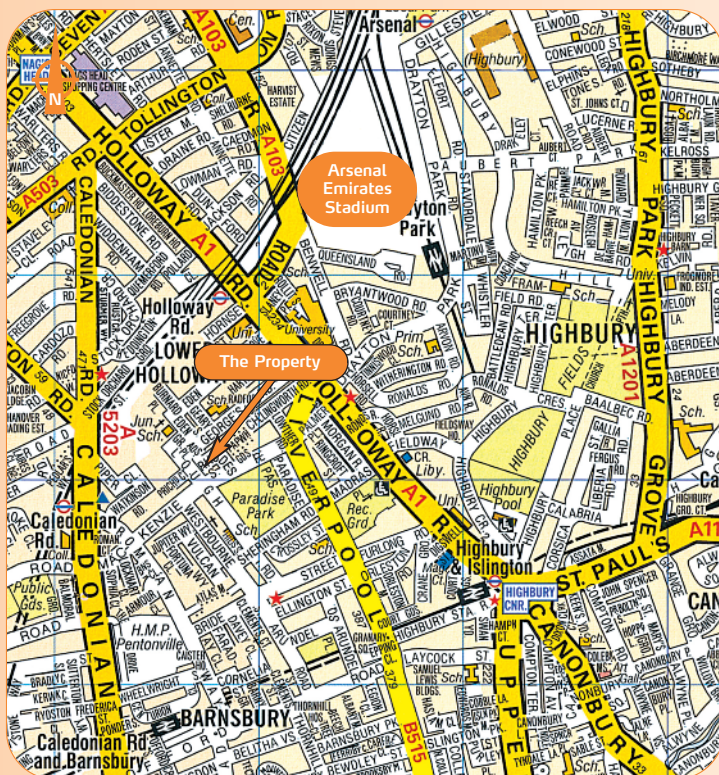
### Freehold Residential Investment

- Includes 15 residential flats
- 100 metres from the London Metropolitan University
- 3 miles north of the City of London
- 500 metres from the Emirates Stadium
- Affluent and popular North London location
- Redevelopment potential (subject to consents)



Rear Elevation





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#### Location

**Miles:** 3 miles north of the City of London  
500 metres south of the Emirates Stadium  
**Roads:** A1, A501 (Inner Ring Road), A406 (North Circular Road)  
**Rail:** Holloway Road Underground Station (Piccadilly Line),  
Drayton Park (Overground)  
**Air:** London City Airport, London Heathrow Airport, London Stansted Airport

#### Situation

The affluent and highly fashionable North London Borough of Islington lies immediately north of the City of London and is home to attractions such as Saddler's Wells Theatre, Arsenal's Emirates Stadium, Highbury Field and the fashionable Upper Street.

The property is prominently located on the south side of Eden Grove directly opposite the major and substantial Vision 7 mixed use development which comprises over 50 commercial studios and over 500 privately owned residential units.

#### Description

The property comprises a substantial period building which has been converted to 15 self-contained residential studio flats (2) and is registered as a House in Multiple Occupation (HMO). The property benefits from a front courtyard and a large rear garden, which may be suitable to extend into (subject to consents).

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Tenancy and accommodation

Floor	Unit	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Basement	15	Studio Flat	25.81 sq m	(278 sq ft)	<b>VACANT POSSESSION</b>		(3)
Ground	1	Studio Flat	28.67 sq m	(308 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 18/10/2009. Holding over	£7,500
Ground	2	Studio Flat	28.64 sq m	(308 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 27/01/2012. Holding over	£8,400
Ground	3	Studio Flat	22.77 sq m	(245 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for 6 months from 18/02/2014	£7,800
Ground	4	Studio Flat	22.34 sq m	(240 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 06/10/2013. Holding over	£7,200
First	5	Studio Flat	11.79 sq m	(126 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 01/01/2006. Holding over	£6,240
First	6	Studio Flat	17.70 sq m	(191 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 21/12/2009. Holding over	£6,600
First	7	Studio Flat	28.62 sq m	(308 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 01/11/2013. Holding over	£9,120
First	8	Studio Flat	24.58 sq m	(264 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 16/03/2014 to 15/02/2015	£10,200
Second	9	Studio Flat	17.00 sq m	(183 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 18/06/2010. Holding over	£6,900
Second	10	Studio Flat	19.80 sq m	(213 sq ft)	<b>INDIVIDUAL</b>	12/02/2014 to 11/06/2014	£8,760
Second	11	Studio Flat	28.29 sq m	(304 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 08/10/2013 to 07/04/2014	£9,000 (4)
Second	12	Studio Flat	26.21 sq m	(282 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 23/05/2007. Holding over	£7,500
Third	13	Studio Flat	25.09 sq m	(270 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 25/01/2012. Holding over	£7,800
Third	14	Studio Flat	20.03 sq m	(215 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 07/04/2011. Holding over	£7,740
<b>Totals</b>			<b>347.34 sq m (1)</b>	<b>(3,735 sq ft) (1)</b>			<b>£110,760 with 1 flat to be let (5)</b>

(1) The floor areas stated above are Gross Internal Areas and exclude common parts.

(2) Flats 5, 6, 9 and 10 share two communal kitchens.

(3) The previous rental level achieved for flat 15 was £9,000 per annum inclusive.

(4) As to flat 11, the rent shown above is inclusive of bills.

(5) The above rents have been annualised.

#### For further details please contact:

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk

**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

#### Associate Auctioneers:

**Grovelands**  
120 West Heath Road, London NW3 7TX.  
Tel: +44 (0)20 8731 9777.  
Email: info@grovelands.net  
Ref: David Iny.



#### Solicitors:

**Clifford Harris Solicitors**  
58 Queen Anne Street, London W1G 8HW.  
Tel: +44 (0)20 7486 0031.  
Email: ms@cliffordharris.co.uk/  
lp@cliffordharris.co.uk  
Ref: Martin Selwood/Laura Pouloura.