

Rear of Property



**6 WEEK COMPLETION**



**SITUATION**

Located in this highly sought after residential area near to the junction with Holly Park, a short distance from the many shopping facilities and restaurants on Regents Park Road and Ballards Lane being less than a mile from Finchley Central Underground (Northern Line) and benefiting from excellent road access via the A406 (North Circular Road) and A1 which connects with the M1.

**PROPERTY**

A detached **2 Bedroom House** which includes Fitted Kitchen and Bathroom, gas central heating (not tested), double glazing, a Rear Garden (with shed) and off-street parking.

**ACCOMMODATION**

**Ground Floor**

Reception Room                    21'4" x 11'11"  
Kitchen/Dining Area            22'5" x 9'  
WC

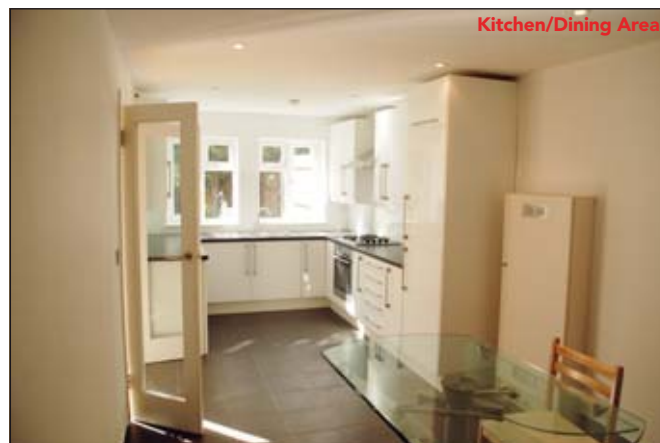
**First Floor**

Bedroom 1                            12'6" x 10'5"  
Bedroom 2                            12'7" x 10'6"  
Bathroom/WC

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

Kitchen/Dining Area



**Vacant 2 Bed House**

The Surveyors dealing with this property are  
**NICHOLAS BORD** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**  
Michael Simkins LLP – Tel: 020 7874 5600  
Ref: S Charkham Esq – Email: sam.charkham@simkins.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts