

6 WEEK COMPLETION



**SITUATION**

Located on this busy main road within close proximity to the junction with Hornsey Road. Finsbury Park Station (Rail and Victoria Line) and Arsenal Underground Station (Piccadilly Line) are both within easy walking distance. Finsbury Park lies approximately 4 miles north of Central London.

**PROPERTY**

A mid terrace property comprising a **Ground Floor Restaurant** and **Basement** with separate front access to **2 Self Contained Flats** on first, second and third floors which both benefit from gas central heating (not tested).

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

**ACCOMMODATION**

**Ground Floor Restaurant**

Gross Frontage	18'2"
Internal Width	12'11"
Shop Depth	28'8"
Built Depth	40'10"
2 WCs	

**Basement**

Area	Approx 396 sq ft
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**First Floor Flat**

1 Bedroom, Lounge/Kitchen, Bathroom/WC plus French doors to balcony

**Second and Third Floor Flat**

3 Rooms, Kitchen, Bathroom/WC

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant Restaurant plus 2 Flats**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**  
Footner and Ewing - Tel: 023 8033 2991  
Ref: Ms Lucy Spollin - Email: les@footner-ewing.co.uk

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 £350 (including VAT) upon exchange of contracts