



6 WEEK COMPLETION

SITUATION

Located close to the junction with Worcester Crescent in this popular location being in the catchment area for both Courtland Primary School (directly opposite) and Mill Hill County School. The local shopping amenities in Mill Hill Broadway, which includes the Main Line train connection to central London via Mill Hill station, are approximately 1 mile distant. In addition, the open green spaces of Moat Mount and Scratch Wood are within close proximity. Mill Hill is a popular and sought after north-west London suburb with easy access to the A1 and the M1 (Junction 4).

PROPERTY

An **unmodernised semi-detached 2 bed house** with a 38ft street frontage. The property benefits from gas central heating (not tested), a detached garage, off-street parking, front garden and a 42ft rear garden.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

**Unmodernised Vacant
2 Bed House with
Development Potential**

The Surveyors dealing with this property are
STEVEN GROSSMAN and **JONATHAN ROSS**

ACCOMMODATION*

Ground Floor

Front Room 1	12'0" x 22'10"
Front Room 2	12'1" x 11'2"
Room 3/Hall	12'1" x 11'1"
Kitchen	7'11" x 6'0"
Bathroom/WC	5'8" x 9'11"

First Floor

Bedroom 1	11'4" x 12'3"
Bedroom 2	9'4" x 11'4"

Total GIA Approx 905 sq ft

Plus detached Garage

*Room sizes to maximum points

Note 1: There is potential to substantially extend the property to create a 4/5 bed house, subject to obtaining the necessary consents.

Note 2: We are advised by the Vendor that the oak tree in the rear garden is not subject to a Tree Preservation Order.

VENDOR'S SOLICITORS
Carpenters Rose – Tel: 020 8906 0088
Ref: A. Rose Esq – Email: apr@carpentersrose.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