



**6 WEEK COMPLETION**

The Property

**SITUATION**

Located in this popular and sought after residential area well served by the local shopping facilities and bus routes in Blackstock Road. In addition, Finsbury Park train and bus stations and Arsenal Underground Station (Piccadilly Line) are nearby as is Arsenal's Emirates Stadium.

**ACCOMMODATION\***

**Ground Floor**

|                           |               |
|---------------------------|---------------|
| Front Room                | 11'4" x 12'8" |
| <i>interconnecting to</i> |               |
| Rear Room                 | 11'4" x 10'9" |
| Kitchen                   | 8'10" x 5'6"  |
| Dining Area               | 8'10" x 9'6"  |
| External WC               |               |

**First Floor**

|                   |               |
|-------------------|---------------|
| Bedroom 1 (Front) | 16'6" x 12'1" |
| Bedroom 2 (Rear)  | 11'1" x 11'8" |
| Bathroom/WC       | 12'11" x 8'9" |

**Total GIA** **Approx 1,130 sq ft**

\*Room sizes to maximum points

**PROPERTY**

A mid terrace **2 Bed House** planned on the ground and first floors. The property includes a rear Paved Garden.

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

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note 1: There is potential to create a 3rd bedroom at the rear, subject to obtaining the necessary consents.**

**Note 2: No. 40 Chatterton Road (3 beds) sold in October 2012 for £800,010.**

**Note 3: The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of 2.75% of the purchase price in respect of the Vendor's costs.**

**Unmodernised  
2 Bed House**

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

**VENDOR'S SOLICITORS**

Islington Council Legal Department – Tel: 020 7527 3040  
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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