



SITUATION

Located just off Regents Park Road overlooking College Farm, close to Henlys Corner in this well-known popular residential area and within close proximity to the many shops and restaurants of Temple Fortune. The property is near to the catchment area of Brooklands and Chalgrove schools and the Haberdashers' Aske's school bus stops in the road. The property lies midway between Golders Green and Finchley Central, benefiting from excellent bus links and being 1 ½ miles from Brent Cross Shopping Centre and 6 ½ miles north west of central London.

PROPERTY

A substantial **5 Bed Detached House** in need of complete modernisation benefitting from a **Rear Garden** with rose bushes and fruit trees and **Private Front Driveway**. In addition, the property includes a **Detached Garage** and gas central heating (not tested).

ACCOMMODATION

Ground Floor:		
Kitchen		
Lounge/Dining Room		
Conservatory		
Study		
WC		
GIA	Approx	1,145 sq ft
Plus Detached Garage		
First Floor:		
5 Bedrooms		
2 Bathrooms/WCs		
GIA	Approx	924 sq ft
Total GIA	Approx	2,069 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

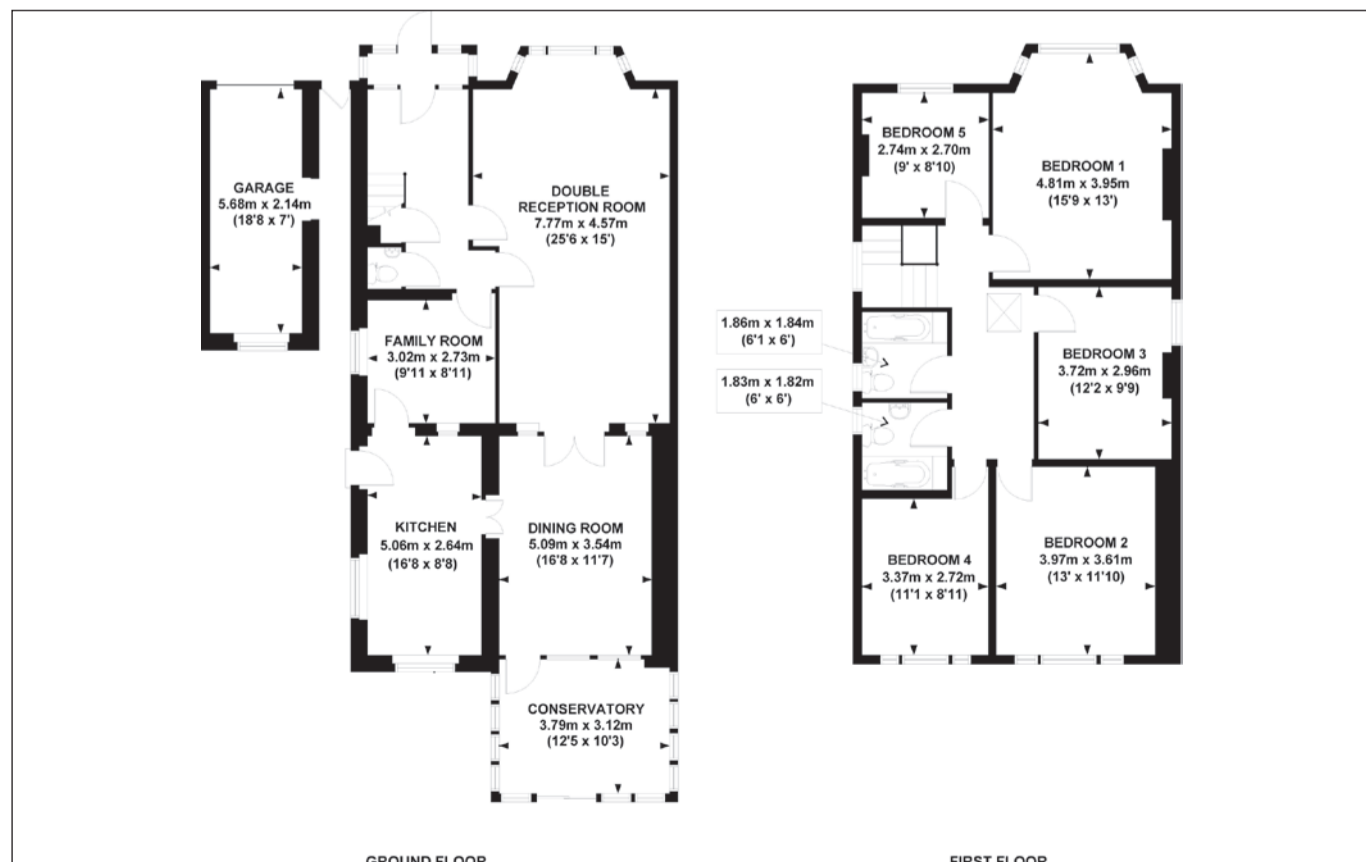
Note: There is potential to extend at the side of the property, subject to obtaining the necessary consents.

**Vacant Unmodernised
5 Bed House**

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



View Overlooking College Farm



VENDOR'S SOLICITORS
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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