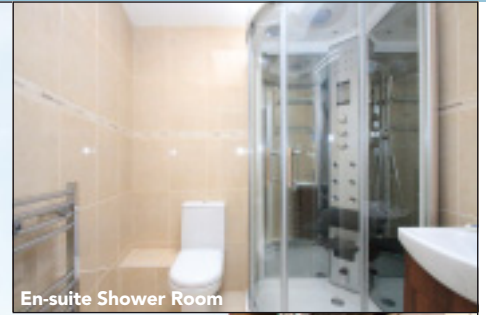




6 WEEK COMPLETION



En-suite Shower Room



SITUATION

Located close to the corner of Lady Somerset Road in this most sought after residential area, only a few minutes walk from Parliament Hill Fields and within easy reach of both Tufnell Park and Kentish Town with its multiple shopping and transport facilities (Underground & Mainline). The immediate area boasts a variety of popular bars, restaurants and local shops whilst being only 3 miles from the West End.

PROPERTY

A newly built end of terrace **3 Bedroom House** offering modern, open-plan living with luxury fixtures and fittings throughout, double glazed sash windows and gas central heating. There is a private driveway with parking for 2 cars plus a rear Walled Patio Garden.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

**Vacant 3
Bedroom House**

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

ACCOMMODATION *

Ground Floor

Open Plan Living Room/Kitchen 18'1" x 34'9"
Utility Room 6'0" x 3'7"
Cloakroom/WC

First Floor

Bedroom 1 13'10" x 12'8"
En-suite Shower Room/WC
Bedroom 2 14'10" x 10'5"
Bedroom 3 10' 7" x 8'8"
Family Bathroom/WC

Outside

Rear Patio 13'10" x 10'10"

Total Gross Internal Area Approx 1,110 sq ft

*Measurements to maximum points.

Note 1: There is potential to build at second and third floor level subject to planning and agreement with the adjoining owner.

Note 2: We are informed that a 2 Bed flat (800 sq.ft) in Lady Somerset Road recently sold for £700,000.

VENDOR'S SOLICITORS
Harold Benjamin - Tel: 020 8872 3037
Ref: R. Oshry Esq - Email: ray.oshry@haroldbenjamin.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 £500 (including VAT) upon exchange of contracts