

**FIRST TIME ON MARKET
FOR APPROX. 30 YEARS**



SITUATION

Located opposite the junction with Foreland Court in this popular and sought after area being only a few hundred yards from the local shopping facilities further along Holders Hill Road and with Mill Hill East Underground Station (Northern Line) approximately 0.6 miles distant. Hendon is a popular and sought after north-west London suburb being approximately 8 miles from central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

PROPERTY

Comprising a **3 Bedroom semi-detached house in need of modernisation**. The property has been extended at the rear at ground floor level and the garage has been converted into additional accommodation. There is off street parking at the front, uPVC double glazing to the rear, gas central heating (not tested), and a 90ft Rear Garden.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There may be potential to extend at the rear, side and into the loft to create additional living space, subject to obtaining the necessary consents.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Front Room	14'2" x 16'8"
<i>interconnects with</i>	
Rear L-shaped Room	12'8" (widening to 20'4") x 22'4"
Kitchen	9'3" x 10'11"
Additional Room	
incl. Shower Room/WC	7'6" x 13'8"
Sep. WC	

GIA Approx 935 sq ft

First Floor

Bedroom 1	14'1" x 16'11"
Bedroom 2	13'2" x 11'10"
Bedroom 3	8'2" x 10'0"
Bathroom/WC	
incl sep. Shower	8'2" x 8'8"

GIA Approx 580 sq ft

Total GIA Approx 1,515 sq ft

Note 2: Completion will be 30th October 2014 or sooner – Refer to Special Conditions of Sale.

Vacant 3 Bed House

The Surveyors dealing with this property are
JOHN BARNETT and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Layzells – Tel: 020 8444 0202
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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 £500 (including VAT) upon exchange of contracts