

RESIDENTIAL DEVELOPMENT OPPORTUNITY



The property

SITUATION

Located approximately ¼ mile from Arnos Grove Underground Station (Piccadilly Line) and New Southgate Main Line Station and within close proximity to the local shopping facilities in Bowes Road.

Arnos Grove is a popular residential suburb lying approx. 9 miles north of central London and being just minutes from the North Circular Road (A406).

PROPERTY

A semi-detached building comprising **3 Self-Contained 1 Bed Flats** planned on ground, first and second floors together with a mezzanine floor. The ground and first floor flats include UPVC double glazing and gas central heating (not tested) and the property includes off street parking for 2 cars and a deep rear garden.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: There is potential to extend at the rear and into the loft to create 3 x 2 Bed Flats, subject to obtaining the necessary consents. Plans available in the Legal Pack.

3 Vacant Flats (see Note)

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Flat

2 Rooms, Kitchen, Bathroom/WC (GIA Approx 480 sq ft)

Mezzanine Floor

Bathroom plus Separate WC (GIA Approx 70 sq ft)

First Floor Flat

2 Rooms, Kitchen, Bathroom/WC (GIA Approx 340 sq ft)

Second Floor Flat

4 Rooms (GIA Approx 405 sq ft)
(No WC or Kitchen fittings)



Rear of the property

VENDOR'S SOLICITORS

YVA Solicitors - Tel: 020 8445 9898
Ref: J. Bishop, Esq - Email: jb@yvasolicitors.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