



SITUATION

Located opposite the junction with Woodberry Crescent set within the heart of Muswell Hill, amongst a variety of multiple retailers as **Costa Coffee, Waitrose, Post Office, Boots Opticians, William Hill, 99p Stores, Specsavers, Vodafone, Côte, Carluccio's** and host of boutique retailers and eateries. Muswell Hill is an affluent and extremely popular suburb of north London between Highgate and Finchley and enjoys good road access via the A406 (North Circular Road).

PROPERTY

A mid terrace **House currently arranged as 2 Flats** planned on ground, first & second floors together with basement storage. In addition, the property benefits from gas central heating (not tested), part UPVC double glazing and a **Rear Garden**.

Note: There is potential to reinstate the property to its previous use as a single dwelling house, subject to obtaining the necessary consents.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

2 Vacant Flats

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

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

ACCOMMODATION (measurements to maximum points)

Ground Floor & Basement Flat

Ground Floor:

Living Room	17'5" × 14'8"
Bedroom	17'3" × 10'10"
Kitchen	14'4" × 11'1"
Bathroom/WC	5'10" × 5'7"
Plus Garden	

Basement

(Restricted head height): 14'9" × 6'10"

(GIA Approx 740 sq ft plus Basement)

First & Second Floor Flat

First Floor:

Living Room	17'5" × 13'2"
Bedroom 1	14'2" × 10'11"
Kitchen (not fitted out)	9'0" × 8'8"
Bathroom/WC	7'10" × 7'11"

Second Floor:

Bedroom 2 7'10" × 11'3"
Plus Additional Storage (not inspected)

(GIA Approx 695 sq ft)

Total GIA Approx 1,435 sq ft plus Basement

VENDOR'S SOLICITORS

Philip Ross Solicitors – Tel: 020 7596 8586
Ref: Ms Alicia Pattihis – Email: alicia.pattihis@philipross.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