



6 WEEK COMPLETION



**SITUATION**

Located within easy walking distance of the shopping facilities in Hampden Way and Chase Side in this sought after residential area and being within the Ashmole School Catchment Area. In addition, there are a variety of other schools and colleges in close proximity with Southgate Underground Station (Piccadilly Line) being less than a mile away.

Southgate lies approximately 10 miles north of central London.

**PROPERTY**

Comprising a **3 Bed Semi-Detached House** planned on ground and first floors. The property benefits from **Gas Central Heating, UPVC Windows** and **wood block flooring** as well as off-street parking for 1 car and a Garage.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor:**

Front Room	16'5"	×	12'11"
Rear Room	15'4"	×	12'2"
Kitchen	12'2"	×	12'0"
Separate WC			

**First Floor:**

Bedroom 1	11'0"	×	8'8"
Bedroom 2	13'0"	×	16'9"
Bedroom 3	12'0"	×	14'8"
Bathroom	6'0"	×	7'11"
Separate WC			

**Garage:** 16'6" × 8'0"

**Plus 72 ft deep Rear Garden with Patio Terrace**

**Note: There may be potential to extend the property at the side, rear and into the loft, all of which is subject to obtaining the necessary consents.**

**Vacant 3 Bed House**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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

**VENDOR'S SOLICITORS**

Macroy Ward – Tel: 020 8440 3258

Ref: Ms Margaret Iwasyszyn – Email: margaret@macroyward.co.uk

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