



SITUATION

Located in this highly desirable residential area just a short walk from the Open Spaces at Highbury Fields and Finsbury Park as well as Arsenal’s Emirates Stadium. In addition, Finsbury Park Rail (Main Line, Victoria and Piccadilly Lines) and Bus stations lie within a ½ mile providing easy access into central London just 4 miles to the south.

PROPERTY

An end of terrace **unmodernised 6 Bed House** benefitting from a rear Garden.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: Planning Permission was granted on 2nd June 2015 by London Borough of Hackney (app. 2015/1859) for the ‘Proposed erection of a hip to gable roof enlargement and the erection of a rear roof extension’.

Note 2: Planning has been applied on the 24th September 2015 (app. 2015/3425) for the ‘Proposed excavation of basement without lightwells’.

**Vacant Unmodernised
6 Bed House**

The Surveyors dealing with this property are
NICHOLAS LEIGH and **MATTHEW BERGER**

* Refer to Point 9 in the ‘Notice to all Bidders’ page

ACCOMMODATION (Measurements to maximum points)

Cellar	28’0" × 7’2"
Ground Floor	
Reception Room	16’7" × 13’10"
Dining Room	13’9" × 12’2"
Kitchen	10’7" × 7’10"
Bathroom	8’2" × 8’2"
sep. WC	
Half Landing	
Bedroom 1	8’1" × 7’9"
sep. WC	
First Floor	
Bedroom 2	19’0" × 13’5"
Bedroom 3	13’9" × 12’4"
Half Landing	
Bedroom 4	7’10" × 7’10"
Second Floor	
Bedroom 5	19’5" × 13’8"
Bedroom 6	13’6" × 12’2"

GIA Approx. 2,006 sq ft plus Rear Garden

Note 3: The property has further potential to be extended and converted into 3 / 4 flats, subject to obtaining the necessary consents.

Note 4: Floor Plans available on request.

VENDOR’S SOLICITORS
Ronald Fletcher Baker LLP – Tel: 020 7613 1402
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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