



SITUATION

Located in this popular and sought after residential area just off Colney Hatch Lane and within easy reach of the multiple shopping facilities of Muswell Hill Broadway. There are a number of good local schools nearby, together with the recreational amenities of Alexandra Palace and Muswell Hill Golf Club only minutes away. Muswell Hill is a highly desirable North London Suburb located between Finchley and Highgate, enjoying excellent road links with the A406 North Circular Road some 5 miles north of Central London.

PROPERTY

An attractive semi-detached **3 Bedroom House** which has recently been completely renovated to a very high standard with entryphone, new boiler and gas central heating, uPVC windows and fully integrated fitted kitchen. The property benefits from a large open plan living area on the ground floor with access to a wrap-around garden and 3 bedrooms on the first floor. There is also a rear **Garage**.

VAT is NOT payable in respect of this Lot

Vacant 3 Bed House

The Surveyors dealing with this property are **JONATHAN ROSS** and **ROY TAMARI**

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

ACCOMMODATION (Measurements to maximum points)

Ground Floor

Open Plan Living Room / Kitchen 16'4" x 37'6"
Under-stairs store cupboard
Separate WC

First Floor

Bedroom 1	11'1"	×	10'3"
Bedroom 2	14'0"	×	10'3"
Bedroom 3	8'0"	×	7'7"
Bathroom/WC	9'2"	×	4'9"

GIA Approx. 975 sq ft

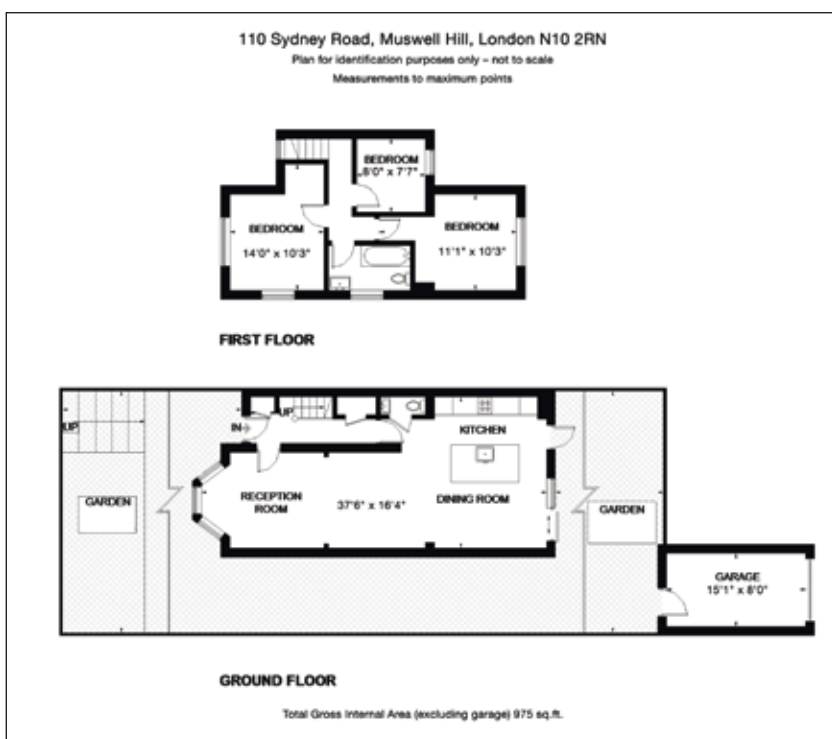
Garden (L-shaped) 34'7" x 76'0"

Garage/Store 15'1" x 8'0"

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: 4 or 6 week completion available – see Special Conditions of Sale.

Note 2: There is potential to extend the property at the side (similar to the adjoining semi), subject to planning.



VENDOR'S SOLICITORS
Ingram Winter Green - Tel: 020 7845 7400
Ref: N. Green - Email: nickgreen@iwg.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