



Situation

Located within this quiet residential street nearby the junction with Theobald Street and within close proximity to Borehamwood Shopping Park which includes multiples as **Marks & Spencer, Debenhams, Costa, HSBC, Next, WH Smith, Tiger** and a host of other retailers. Many more shopping facilities can be found on Shenley Road being just a short walk away and good transport links are provided by Elstree & Borehamwood Rail Station (Thameslink – 26 minutes to King's Cross). Borehamwood is a popular and thriving residential area only 11 miles north-west of central London and within easy reach of the M1 (Junction 4) and M25 (Junction 23).

Property

Comprising a modern mid terrace **3 Bedroom Townhouse** benefitting from parking for **2 cars** and French doors leading to a **private Rear Garden**.

Accommodation

Ground Floor

Living Room
Kitchen
WC

First Floor

Bedroom 1
Bedroom 2
Bathroom/WC

Second Floor

Bedroom 3 with en-suite Bathroom/WC

GIA Approx. 1,416 sq ft Plus Rear Garden



VAT is NOT applicable to this Lot

Freehold offered with Vacant Possession

Vacant 3 Bed Townhouse

The Surveyors dealing with this property are
John Barnett and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

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