



SITUATION

Close to the junction with Park Road and adjacent to a pedestrian entrance to Brent Cross Shopping Centre and only 1/3 of a mile from Hendon Central Underground Station (Northern Line). Hendon is a popular and sought after north-west London suburb being approx. 8 miles from central London and benefitting from easy access to the M1 (Junction 2) and the A406 North Circular Road.

PROPERTY

Comprising an unmodernised **3 Bed Semi-Detached House** planned on ground and first floors. The property includes an attached **Garage**, off-street parking, gas central heating (not tested) and a **Rear Garden**.

ACCOMMODATION (measurements to maximum points)

Ground Floor:

Front Room	13' 10"	x	14' 1"
Rear Room	11' 4"	x	12' 8"
Kitchen	8' 5"	x	12' 2"

First Floor:

Bedroom 1	12' 6"	x	14' 2"
Bedroom 2	12' 7"	x	12' 9"
Bedroom 3	7' 5"	x	8' 6"
Bathroom	7' 3"	x	5' 5"
Separate WC	4' 3"	x	2' 8"

Garage

GIA Approx. 1,275 sq ft incl. Garage

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: All furniture, fixtures and fittings currently in situ will be passed to the Purchaser on completion.

Note 2: Certificate of Lawful Use was granted on 16th October 2018 by Barnet London Borough Council for '**Conversion of existing garage into habitable room, insertion of window to replace garage door. Roof extension involving 2 front and 2 rear facing rooflights.**' Application No. 18/6093/192.

The above enables the property to be reconfigured as a 5 Bed House.

Documentation and Floor Plans available from the Auctioneers.

Vacant Unmodernised 3 Bed House with Potential

Vendor's Solicitors

Tibber Marks
Tel: 020 8954 4705 Ref: Alan Tibber
Email: alan@tibbermarks.com

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

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