



SITUATION

Located in this residential area just off Mandeville Road, being approx. 1/3 mile from Northolt Underground Station (Central Line) and the local shopping facilities and 1/2 mile from Northolt Park Overground Station. Northolt is a popular suburb approx. 11 miles north-west of central London with easy access via the A40 to the M40 and M25 motorways and approx. 8 miles north-east of Heathrow Airport.

PROPERTY

A mid terraced building comprising an **unmodernised 3 Bed House** planned on ground and first floors. The property includes uPVC double glazing, gas central heating (not tested) and an **80ft Rear Garden**. In addition, the property benefits from use of a rear passageway.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room 1	11'5" x 12'1"
Reception Room 2	10'5" x 11'9"
Kitchen	6'1" x 8'8"

First Floor

Bedroom 1	10'4" x 12'6"
Bedroom 2	10'2" x 11'8"
Bedroom 3	6'3" x 7'0"
Bathroom/WC	6'3" x 7'2"

GIA Approx. 770 sq ft



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There is potential to extend the property to the rear and in the loft, subject to obtaining the necessary consents.

Vacant 3 Bed House

The Surveyors dealing with this property are
Steven Grossman and Zac Morrow

Joint Auctioneers

George Eckert
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Vendor's Solicitors

Osbornes
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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 £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**