



SITUATION

Located in this quiet residential street close to the junction with Colindale Avenue, less than 250 yards from Colindale Underground Station (Northern Line) and less than half a mile from the Royal Air Force Museum.

Colindale is a popular and sought after north-west London suburb currently benefitting from a major regeneration building programme, approx. 8 miles from central London and with easy access to the M1 (Junction 2) and the A406 North Circular Road.

PROPERTY

Comprising a **3 Bed end of terrace House** planned on the ground and first floors. The property has a small side entrance to the kitchen, includes a rear garden and benefits from gas central heating (not tested) and uPVC windows.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor

Front Living Room	12'7" x 11'10"
Rear Living Room	13'8" x 13'0"
with sliding doors to garden	
Kitchen	10'1" x 9'0"
Pantry	3'0" x 3'0"

First Floor

Bedroom 1 (Front)	16'6" x 12'2"
Bedroom 2 (Centre)	10'4" x 9'0"
Bedroom 3 (Rear)	7'8" x 16'4"
Shower Room/WC (ex-bathroom)	7'4" x 5'4"

GIA Approx. 1,240 sq ft

FREEHOLD offered with VACANT POSSESSION

Note: Two Airmen from the Royal Flying Corps, who were awarded Victoria Crosses during World War I, lived in this house when they were learning to fly at Hendon Aerodrome.

Vacant 3 Bed House

The Surveyors dealing with this property are
John Barnett 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 £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk