



## SITUATION

Located within this purpose built development close to the junction with Carlton Road in this sought after residential neighbourhood, approx. ¾ mile from Tufnell Park Underground Station (Northern Line) and approx. 1 mile from Finsbury Park Station (Piccadilly & Victoria Lines). In addition, the varied multiple shopping facilities of Holloway Road are approx. 1 mile distant. Tufnell Park is a popular residential area well located for both the West End and City.

## PROPERTY

A mid-terraced **5 Bed House** planned on ground, first and second floors. The property benefits from:

- uPVC Double Glazing
- Gas central heating
- Rear garden

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: The parking spaces at the front of the property are not included with the Freehold. Applicants can make enquiries about parking directly with Islington Council who control these spaces.**

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Reception Room	14'10"	x	9'0"
Kitchen	10'2"	x	6'0"
WC			

### First Floor

Bedroom 1	14'11"	x	11'2"
Bedroom 2	14'1"	x	8'11" plus walk in wardrobe

### Second Floor

Bedroom 3	12'3"	x	6'8"
Bedroom 4	7'4"	x	11'1"
Bedroom 5	7'7"	x	8'6"
Bathroom/WC	6'2"	x	5'7"

**GIA Approx. 1,067 sq ft**

**Note 2: There is potential to extend the ground floor at rear as per the neighbouring property.**

**Note 3: No.53 Penderyn Way was recently sold for £665,000.**

**Note 4: There is a small area within the rear garden affected by Japanese Knotweed and there is a maintenance programme in place with a guarantee that expires on 31st March 2025.**

**Note 5: Refer to Auctioneers for the virtual tour of the property.**

# Vacant 5 Bed House

The Surveyors dealing with this property are  
**Jonathan Ross** and **Nathan Schindler**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

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