



SITUATION

Located on the corner of Muswell Hill and St James's Lane within 250 yards of the main shopping centre of Muswell Hill being approx. 6 miles north from central London. Alexandra Palace and its grounds are within a 5 minute walk.

PROPERTY

A late Victorian corner semi-detached **5 Bed House** in need of modernisation within the Rookfield Estate Conservation Area. The house includes front and side bay windows and many ornamental Period features. In addition, there is a **Loft**, a **Cellar** under the kitchen and a **Rear Garden**.

Note 1: A 1,248 sq ft 3 Bed House at No. 14 St James's Lane N10 3DB sold in August 2020 for £1,163,000 which equated to £938 psf. (Source: rightmove.co.uk)

Note 2: The rear garage site was sold to an owner occupier who plans to build an Eco-home this year and has agreed to build a brick boundary wall between the properties and plant suitable vegetation on the side of this wall that faces No. 33.

Note 3: There is a small area within the front garden affected by Japanese Knotweed which is now subject to a fully paid 3 year maintenance programme with Gaia Environmental Ltd comprising of 2 treatments each year. In addition, this policy has a 10 year Lloyd's of London backed guarantee.

Note 4: There is a 6 week completion.

Note 5: The Floor Plans and Video Tour are available from the Auctioneers.

ACCOMMODATION

Ground Floor

Front Lounge	23'1" x 14'1" into bay with fireplace
Front Dining Room	18'0" x 11'6"
Morning Room	12'2" x 10'2" with French doors to balcony and garden
Kitchen	12'2" x 7'4" with door to garden
WC	6'10" x 3'6"

First Floor

Front Bedroom 1	23'0" x 12'10" with fireplace
Front Bedroom 2	18'0" x 11'9"
Rear Bedroom 3	12'2" x 9'1"
Rear Bedroom 4	12'3" x 8'10"
Shower Room/WC	7'2" x 6'6"
Utility Room	8'10" x 6'11" with fitted wardrobe and sink unit

Second Floor

Bedroom 5	15'11" x 12'9" with fitted wardrobe and sink unit
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Plus Loft – Not measured

Total GIA Approx. 2,051 sq ft excluding Loft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant 5 Bed House

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

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

Layzells
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