



SITUATION

Located in this sought after residential area, opposite the junction with Fitzalan Road and College Farm, close to Henlys Corner and being mid-way between the various shopping facilities in Temple Fortune and Finchley Central.

The area is well served by numerous bus routes and Finchley Central Underground Station (Northern Line) is less than 3/4 mile distant.

Finchley is a prosperous north London suburb which lies approx. 6 1/2 miles from central London with easy access to the A406 North Circular Road, M1 (Junctions 1 & 2) and is 2 miles from Brent Cross Shopping Centre.

PROPERTY

A substantial semi-detached house converted to form **2 Self-Contained Flats** in need of complete modernisation planned on the ground and two upper floors. In addition, the property includes a **Rear Garden**.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Flat (No 118)

2 Bedrooms, Living Room,
Kitchen, Bathroom/WC
GIA Approx. 794sq ft

First & Second Floor Flat (No 118a)

3 Bedrooms, Living Room,
Kitchen, Bathroom/WC
GIA Approx. 1,248sq ft

Total GIA Approx. 2,042sq ft

FREEHOLD offered with VACANT POSSESSION

Note 1: There is potential to convert the property back into a single family house, subject to obtaining the necessary consents.

Note 2: There is a 6 week completion.

2 Vacant Flats

The Surveyors dealing with this property are
John Barnett and **Jonathan Ross**

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

Maurice Hackenbroch & Co
Tel: 020 8958 4000 Ref: Maurice Hackenbroch
Email: mauricehackenbroch@gmail.com



Garden

