



SITUATION

Located in the middle of a cul-de-sac off Golders Green Road in this sought-after residential area within a short walk of the main shopping area and less than ½ mile from Golders Green Underground Station (Northern Line).

Golders Green is a popular and affluent suburb situated approximately 5 miles north-west of Central London.

PROPERTY

Comprising a **3 Bed Semi-Detached House** planned on ground and first floors. The property includes a mix of timber and uPVC windows, gas central heating (not tested) and a **Rear Garden** with a paved terrace area.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Through Lounge 32'3" x 13'4"(with French doors to Garden)

Kitchen 13'0" x 8'6"

WC

First Floor

Bedroom 1 17'6" x 11'11"

Bedroom 2 11'1" x 8'2"

Bedroom 3 14'4" x 11'1"

Shower/WC 6'1" x 8'11"

Separate WC

GIA Approx. 1,310 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There is potential to extend at the rear and into the loft, subject to obtaining the necessary consents.

Note 2: Refer to Auctioneers for floor plan and video tour of the property.

Vacant 3 Bed House

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Vendor's Solicitors

Lewis Nedas Law

Tel: 020 3811 6792 Ref: Richard Greenby

Email: rgreenby@lewisnedas.co.uk

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