



### SITUATION

Located near to the junction with Parson Street within easy walking distance to the various shopping facilities in Brent Street and just over a mile from Hendon Central Underground Station (Northern Line). Hendon is a popular and sought after north-west London suburb being approx. 7 miles from central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre

### PROPERTY

An attractive **3 Bed House** benefitting from:

- Gated access
- On site parking for 1 car or 2 small cars
- Courtyard Garden with Garden Room
- Gas Central Heating (not tested)

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

### ACCOMMODATION (measurements to maximum points)

#### Ground Floor

Reception Room 1	14'0"	×	12'6"
Reception Room 2	13'11"	×	12'11"
Kitchen	11'5"	×	10'1"
Conservatory	9'7"	×	9'0"
Utility Room			
WC			

**External Garden Room** 13'5" × 8'0"

#### First Floor

Bedroom 1	14'0"	×	9'10" plus Ensuite
Bedroom 2	14'0"	×	8'8"
Bedroom 3	8'6"	×	6'11"
Bathroom/WC	7'5"	×	5'10"

**GIA Approx. 1,320 sq ft plus External Garden Room**

**Note 1: Refer to Auctioneers for floor plan.**

**Note 2: Refer to Auctioneers for the video tour of the house.**

# Vacant 3 Bed House

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

### Vendor's Solicitors

SA Law  
 Tel: 020 7183 5683 Ref: Robin Leigh  
 Email: robin.leigh@salaw.com

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'**

