



SITUATION

Located on Telford Road (A406) close to the junction with Lower Maidstone Road in this popular residential suburb, less than a mile from Bounds Green Underground Station (Piccadilly Line) and New Southgate Station (Great Northern & Thames Link).

Bounds Green is situated approximately 7 miles north of Central London.

PROPERTY

Comprising a **3 Bed Semi-Detached House** on ground and first floors. The property includes Gas Central Heating, uPVC windows and front and rear **Gardens**.

VAT is NOT applicable to this Lot

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room 1	11'8" × 12'2"
Living Room 2	14'6" × 10'5"
Kitchen	10'1" × 11'9"

WC

First Floor

Bedroom 1	11'11" × 12'4"
Bedroom 2	9'11" × 14'5"
Bedroom 3	8'8" × 10'3"
Bathroom	4'9" × 6'0"

Separate WC

GIA Approx 984 sq ft

FREEHOLD offered with VACANT POSSESSION

Note: Refer to the Auctioneers for the video tour of the property.

Vacant 3 Bed Semi-Detached House

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

Vendor's Solicitors

Eracleous & McKenna LLP
Tel: 020 8242 5558 Ref: Sawvas Eracleous
Email: sawvas@eandmsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**