



SITUATION

Located near to the junction with Hythe Close in this popular residential area being approx. ½ mile from Silver Street Overground Station and less than a mile from both Edmonton Green Overground Station and the Shopping Centre.

In addition, the local shopping facilities on Fore Street are within close proximity and the area benefits from easy access to the North Circular Road (A406).

Edmonton lies approx. 9½ miles north-east of central London.

PROPERTY

Comprising a **3 Bed Terraced House** on ground and first floors. The property includes Gas Central Heating, some uPVC and some metal double glazed windows, a **Rear Garden** and a small paved front garden. In addition, the property includes rear access to a **Garage**.

ACCOMMODATION (measurements to maximum points)

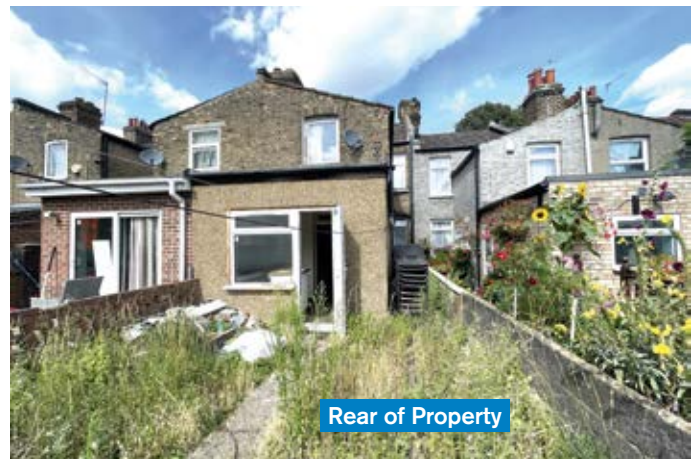
Ground Floor

Room 1 (Front)	13'7" x 13'1"
Room 2 (Centre)	8'7" x 10'1"
Room 3	7'2" x 7'6"
Room 4	8'4" x 10'2"
Kitchen	8'11" x 10'6"

First Floor

Bedroom 1 (Front)	13'6" x 11'3"
Bedroom 2 (Centre)	10'3" x 8'9"
Bedroom 3 (Rear)	10'10" x 10'3"
Bathroom/WC	6'7" x 6'3"

GIA Approx 1,093 sq ft plus Garage



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There is potential to add extra accommodation in the roof space similar to other properties in the street, subject to obtaining the necessary consents.

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

Vacant 3 Bed House

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

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'**

Vendor's Solicitors

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