

6 WEEK COMPLETION



SITUATION

Located close to the junction with Richmond Avenue, which in turn is just off the A315 (Staines Road) and approximately 1 ¼ miles from Feltham Mainline Station.

Feltham lies approximately 13 miles south-west of central London, ideally situated for Heathrow Airport and benefitting from good road access to the motorway network via the M4 (Junction 3) and M25 (Junction 13).

PROPERTY

An unmodernised **2 Bedroom Semi-Detached House** planned on ground and first floors benefiting from gas central heating (not tested), a **Rear Garden** and shared access to a **Garage**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION*

Ground Floor

Lounge
 Kitchen

First Floor

Bedroom 1
 Bedroom 2
 Bathroom/WC

Garage

*Room sizes and floor areas available from the Auctioneers

Note 1: There is potential to extend the property to the rear, create additional living space in the loft and provide off-street parking at the front, all subject to obtaining the necessary consents.

Note 2: We understand that No. 119 Northumberland Crescent (2 bed house with downstairs bathroom) sold for £185,000 in January 2012.

Vacant 2 Bed House

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**



JOINT AUCTIONEERS
 George Eckert, 1-5 Summerland Gardens, Muswell Hill,
 London N10 3QN Tel: 020 8883 3232 Ref: Ms Anna Eckert

VENDOR'S SOLICITORS
 Male & Wagland – Tel: 01707 657 171
 Ref: R. Male, Esq – Email: rcm@mwlaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
 The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts