



4 WEEK COMPLETION

SITUATION

Located close to the junction with Thorpedale Road in this popular and sought after residential area and within close proximity to the varied local shopping facilities, bars and restaurants in Stroud Green Road. The area is well served by local bus routes and within close proximity to Crouch Hill Mainline Station and Finsbury Park Mainline, Underground (Piccadilly & Victoria Lines) and Bus Stations.

PROPERTY

An unmodernised **3 Bedroom House** planned on the ground and first floors together with **Cellar Storage**. The property includes a **Rear Garden**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION*

Ground Floor

2 Rooms (interconnecting)
Kitchen
Store/WC

First Floor

3 Rooms
Bathroom
Separate WC

Cellar Storage - Not inspected

*Room sizes and floor areas available from the Auctioneers.

Note 1: There is potential to extend into the roof and to create a side and rear extension, subject to obtaining the necessary consents.

Note 2: No. 31 Almington Street (adjoining property) sold in March 2010 for £499,999.

Note 3: The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of 1.75% of the purchase price in respect of the Vendor's costs.

Vacant 3 Bed House

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Trowers & Hamblins - Tel: 0161 211 0000
Ref: Ms Nicki Winstanley - Email: nwinstanley@trowers.com

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