

6 WEEK COMPLETION



SITUATION

Located at the junction with Qumerford Road in this popular residential area, just off Caledonian Road and within close proximity to the varied multiple shopping facilities in Holloway Road and Seven Sisters Road. The area is well served by local bus routes and Holloway Road Underground Station (Piccadilly Line) is nearby.

ACCOMMODATION*

Ground Floor

Front Room	12'0" x 14'8"
interconnecting to	
Rear Room	11'7" x 13'5"
Kitchen	15'7" x 5'10" (widening to 7'2")

First Floor

Bedroom 1	15'7" x 10'8"
Bedroom 2	12'11" x 11'7"
Bedroom 3	7'5" x 6'3"
Bathroom/WC	9'2" x 5'11"

Total GIA **Approx 1,015 sq ft**

*Room sizes to maximum points

**Unmodernised
3 Bed House**

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

PROPERTY

An unmodernised end of terrace **3 Bed House** planned on the ground and first floors. The property includes gas central heating (not tested), a glazed rear canopy, a rear garden with shed that can also be accessed from double gates on the Qumerford Road frontage.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There is potential to create a 4th bedroom in the loft, subject to obtaining the necessary consents.

Note 2: No. 56 Biddestone Road (4 beds) sold in July 2012 for £565,000.

Note 3: The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of 2.75% of the purchase price in respect of the Vendor's costs.

VENDOR'S SOLICITORS

Islington Council Legal Department – Tel: 020 7527 3040
Ref: E. Kwong Esq – Email: eric.kwong@islington.gov.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 £350 (including VAT) upon exchange of contracts