



6 WEEK COMPLETION

SITUATION

In a sought after residential area midway between Canons Park and Stanmore Stations (Jubilee Line) being directly opposite the entrance to Canons Park.

PROPERTY

An unmodernised detached **3 Bedroom House** with a detached **Garage**. There is also a rear terrace and paved Garden and the property includes Gas Central Heating and uPVC windows.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor

- Entrance Porch
- Entrance Hall
- Front Lounge
- intercommunicating with*
- Rear Dining Room
- Kitchen
- WC
- Garage

First Floor

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom/WC

Total GIA Approx 1,190 sq ft excluding Garage

FREEHOLD offered with FULL VACANT POSSESSION

**Unmodernised
3 Bed House**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Macroy Ward - Tel: 020 8440 3258
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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 £500 (including VAT) upon exchange of contracts