



**SITUATION**

Located in this highly desirable residential area just a short walk from the Open Spaces at Highbury Fields and Finsbury Park as well as Arsenal’s Emirates Stadium. In addition, Finsbury Park Rail (Main Line, Victoria and Piccadilly Lines) and Bus stations lie within a ½ mile providing easy access into central London just 4 miles to the south.

**PROPERTY**

An end of terrace **unmodernised 6 Bed House** benefitting from a rear Garden.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note 1: Planning Permission was granted on 2nd June 2015 by London Borough of Hackney (app. 2015/1859) for the ‘Proposed erection of a hip to gable roof enlargement and the erection of a rear roof extension’.**

**Note 2: Planning has been applied on the 24th September 2015 (app. 2015/3425) for the ‘Proposed excavation of basement without lightwells’.**

## Vacant Unmodernised 6 Bed House

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **MATTHEW BERGER**

\* Refer to Point 9 in the ‘Notice to all Bidders’ page

**ACCOMMODATION** (Measurements to maximum points)

<b>Cellar</b>	28’0" × 7’2"
<b>Ground Floor</b>	
Reception Room	16’7" × 13’10"
Dining Room	13’9" × 12’2"
Kitchen	10’7" × 7’10"
Bathroom	8’2" × 8’2"
sep. WC	
<b>Half Landing</b>	
Bedroom 1	8’1" × 7’9"
sep. WC	
<b>First Floor</b>	
Bedroom 2	19’0" × 13’5"
Bedroom 3	13’9" × 12’4"
<b>Half Landing</b>	
Bedroom 4	7’10" × 7’10"
<b>Second Floor</b>	
Bedroom 5	19’5" × 13’8"
Bedroom 6	13’6" × 12’2"

**GIA Approx. 2,006 sq ft plus Rear Garden**

**Note 3: The property has further potential to be extended and converted into 3 / 4 flats, subject to obtaining the necessary consents.**

**Note 4: Floor Plans available on request.**

**VENDOR’S SOLICITORS**

Ronald Fletcher Baker LLP – Tel: 020 7613 1402  
Ref: Ms Sarah Hung – Email: s.hung@rfllegal.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 £500 (including VAT) upon exchange of contracts