



SITUATION

Located off Tollington Park in this popular and sought after residential area well served by the local shopping facilities and bus routes in Hornsey Road and Stroud Green Road. In addition, the property is within walking distance to Finsbury Park Rail (Main Line, Victoria and Piccadilly Lines) and Bus stations.

Nearby amenities include Finsbury Park, the Michael Sobell Sports Centre and Arsenal’s Emirates Stadium and being only 4 miles north of central London.

PROPERTY

Comprising a mid-terrace **unmodernised 5 Bed House** planned on ground, lower ground, first and second floors. In addition, the property benefits from gas central heating (not tested) and a rear paved garden.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There may be potential to convert the property into 3 Self-Contained Flats, subject to obtaining the necessary consents.

Note 2: Floor Plans available on request

**Vacant Unmodernised
5 Bed House**

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

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

ACCOMMODATION (Measurements to maximum points)

Lower Ground

Breakfast Room	12'0" × 9'8"
Kitchen	7'9" × 15'1"
Bathroom & sep. WC	

Half Landing (Rear Ground Floor Level)

Bedroom 1	12'2" × 15'3"
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Ground Floor

Reception 1	11'9" × 15'1"
<i>interconnects with</i>	
Reception 2	9'8" × 12'2"

Half Landing

Kitchen	10'6" × 12'3"
Shower/WC	

First Floor

Bedroom 2	16'2" × 15'0"
Bedroom 3	10'0" × 12'7"

Half Landing

Kitchen	10'4" × 12'2"
sep. WC	

Second Floor

Bedroom 4	16'2" × 11'9"
Bedroom 5	10'1" × 12'7"

Half Landing

Bathroom	10'5" × 4'9"
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GIA Approx. 2,307 sq ft

VENDOR’S SOLICITORS

Macrory Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroryward.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