



**SITUATION**

Located in this popular and sought after residential area just off Colney Hatch Lane and within easy reach of the multiple shopping facilities of Muswell Hill Broadway. There are a number of good local schools nearby, together with the recreational amenities of Alexandra Palace and Muswell Hill Golf Club only minutes away. Muswell Hill is a highly desirable North London Suburb located between Finchley and Highgate, enjoying excellent road links with the A406 North Circular Road some 5 miles north of Central London.

**PROPERTY**

An attractive semi-detached **3 Bedroom House** which has recently been completely renovated to a very high standard with entryphone, new boiler and gas central heating, uPVC windows and fully integrated fitted kitchen. The property benefits from a large open plan living area on the ground floor with access to a wrap-around garden and 3 bedrooms on the first floor. There is also a rear **Garage**.

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

**Vacant 3 Bed House**

The Surveyors dealing with this property are **JONATHAN ROSS** and **ROY TAMARI**

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

**ACCOMMODATION** (Measurements to maximum points)

**Ground Floor**

Open Plan Living Room / Kitchen 16'4" x 37'6"  
Under-stairs store cupboard  
Separate WC

**First Floor**

Bedroom 1	11'1"	×	10'3"
Bedroom 2	14'0"	×	10'3"
Bedroom 3	8'0"	×	7'7"
Bathroom/WC	9'2"	×	4'9"

**GIA Approx. 975 sq ft**

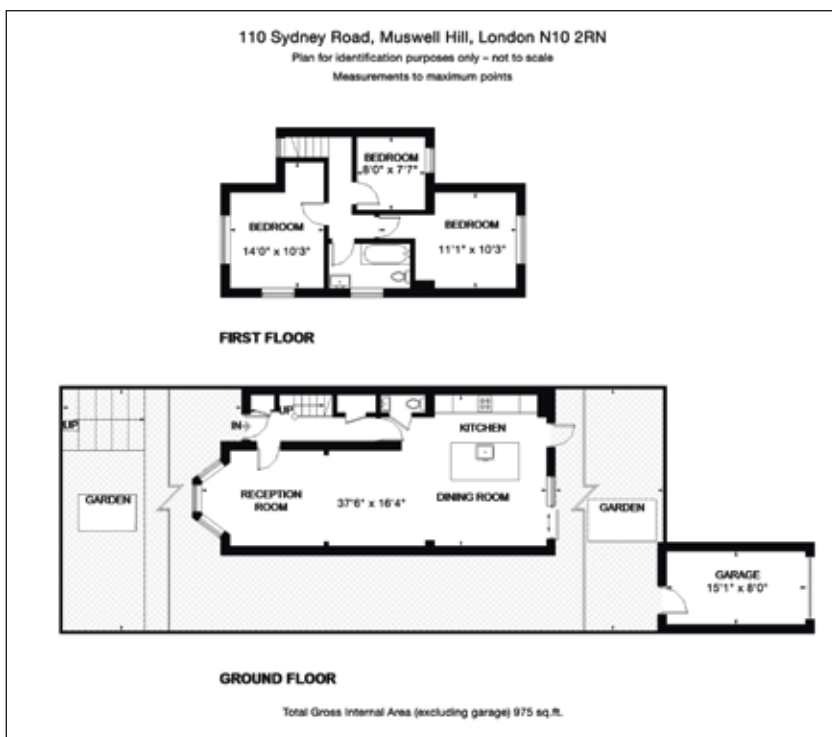
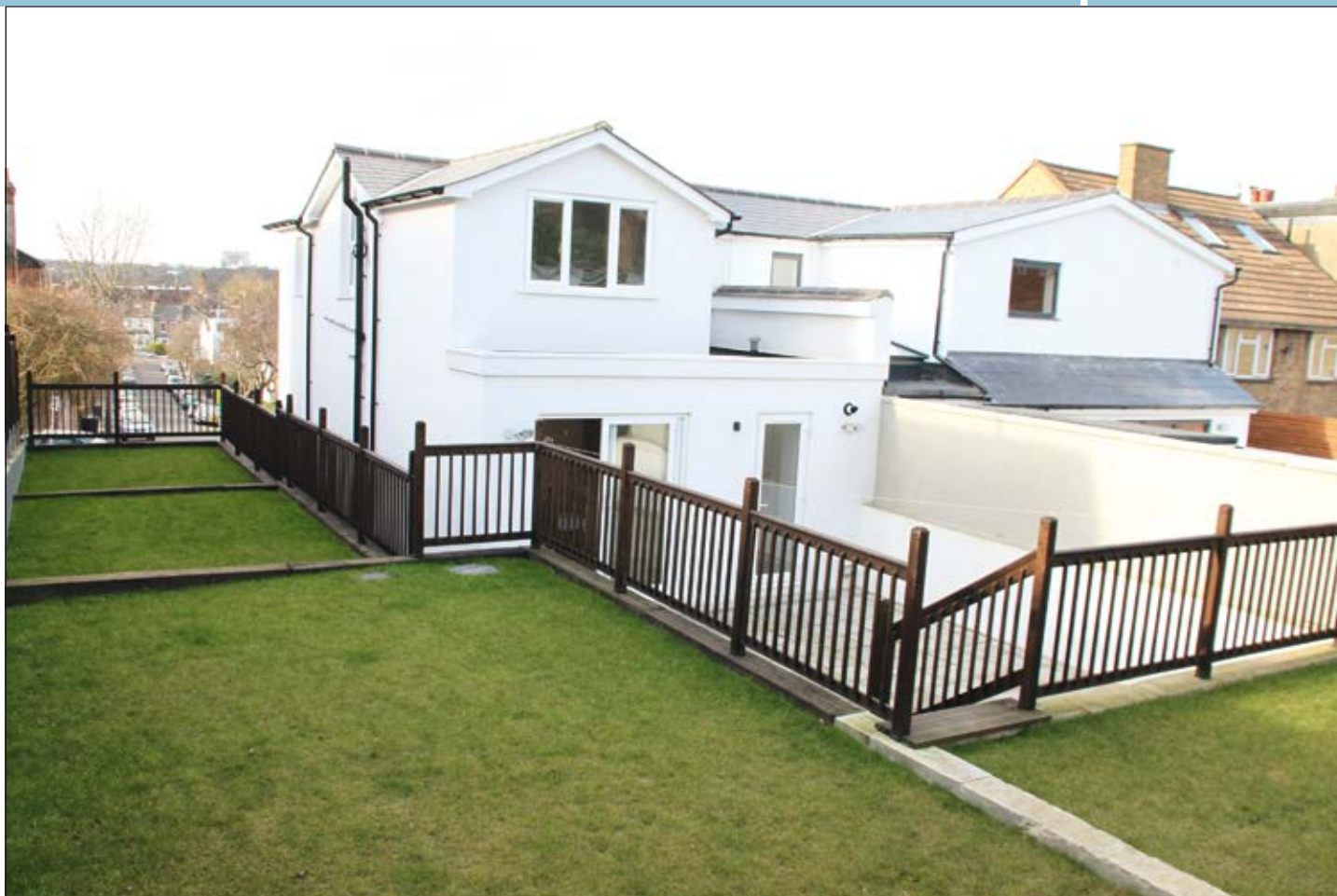
**Garden (L-shaped)** 34'7" x 76'0"

**Garage/Store** 15'1" x 8'0"

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note 1: 4 or 6 week completion available – see Special Conditions of Sale.**

**Note 2: There is potential to extend the property at the side (similar to the adjoining semi), subject to planning.**



**VENDOR'S SOLICITORS**  
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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