



The Property

**SITUATION**

Located in this popular and sought after residential area well served by the local shopping facilities in Finsbury Park and Blackstock Road. In addition, Finsbury Park Rail (Main Line, Victoria and Piccadilly) and Bus stations and Arsenal Underground station (Piccadilly Line) are within close walking distance.

Nearby amenities include Finsbury Park, the Michael Sobell Sports Centre and Arsenal's Emirates Stadium.

**PROPERTY**

Comprising a mid-terrace **unmodernised 5 Bed House** planned on lower ground, raised ground, first and second floors. In addition there is internal and separate front access to the lower ground floor, gas central heating (not tested), separate front external store and front & rear gardens.

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

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note 1: There is potential to extend at the rear of the property, subject to obtaining the necessary consents.**

**Vacant Unmodernised  
5 Bed House**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

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

**ACCOMMODATION** (measurements to maximum points)

**Lower Ground Floor**

Bedroom 1	12'0" x 13'3"
Breakfast Room	10'9" x 11'9"
Kitchen	6'6" x 10'6"
Utility Room	9'6" x 5'6"

**Raised Ground Floor**

Reception 1	12'9" x 14'6"
<i>interconnects with</i>	
Reception 2	10'9" x 12'0"
Bathroom/WC	5'5" x 6'5"

**First Floor**

Bedroom 2	16'9" x 12'3"
Bedroom 3	10'9" x 12'6"

**Second Floor**

Bedroom 4	17'0" x 12'3"
Bedroom 5	10'9" x 12'6"
Raised Rear Shower/WC	7'0" x 3'0"

**GIA Approx. 1,850 sq ft**

**Note 2: There may be potential to convert the property into 3 Self-Contained Flats, subject to obtaining the necessary consents.**

**Note 3: 4 or 6 week completion is available – see Special Conditions of Sale.**

**VENDOR'S SOLICITORS**

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Ref: E. Soetan, Esq - Email: edward.soetan@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 £500 (including VAT) upon exchange of contracts