

**6 WEEK COMPLETION**



**SITUATION**

Located in this purpose built estate just north of Barnsbury and being well served by the nearby local shopping facilities in Caledonian Road. There are a number of Railway Stations in walking distance including Caledonian Road & Barnsbury, Highbury & Islington and Caledonian Road. Islington's Upper Street is less than 1/2 mile distant and King's Cross is approx. 1 mile to the south.

**PROPERTY**

Comprising a mid-terraced **unmodernised 3 Bed House** planned on ground and first floors with front and rear gardens.

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

**FREEHOLD offered with FULL VACANT POSSESSION**

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor**

Kitchen/Diner	20'1" x 14'9"
Living Room	14'9" x 13'4"
Separate WC	

**First Floor**

Bedroom 1	16'0" x 8'5"
Bedroom 2	15'0" x 8'6"
Bedroom 3	9'4" x 6'0"
Bathroom/WC	9'4" x 6'0"
Store Cupboard	

**GIA Approx. 914 sq ft**

**Note 1: There is potential to construct a loft extension as per No. 61 Cornelia Street, subject to obtaining the necessary consents.**

**Note 2: We understand a 3 bed house at 36 Cornelia Street sold in June 2015 for £720,000.**

**Note 3: Floor plans available on request.**

**Vacant Unmodernised  
3 Bed House**

The Surveyors dealing with this property are  
**STEVEN GROSSMAN** and **NICHOLAS LEIGH**

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

**VENDOR'S SOLICITORS**  
Islington Council Legal Department - Tel: 020 7527 3410  
Ref: E. Soetan - 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