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**SITUATION**

Located in this popular and sought after residential area well served by the nearby local shopping facilities as well as a variety of bus routes along Green Lanes and being approx. ½ mile from Canonbury Main Line Station. The green open spaces of Clissold Park and Butterfield Green are within close walking distance.

**PROPERTY**

Comprising a semi-detached **unmodernised 2/3 Bed House** planned on lower ground, raised ground and first floors.

**The front forecourt is not included in the Freehold Title - refer to Legal Pack.**

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

**FREEHOLD offered with FULL VACANT POSSESSION**

**ACCOMMODATION** (measurements to maximum points)

**Lower Ground Floor**

Front Room/Bedroom 3	14'3" x 11'4"
Rear Room	11'3" x 10'0"
Bathroom/WC	5'1" x 7'7"
Store Room	

**Raised Ground Floor**

Reception Room	15'0" x 11'8"
Kitchen	11'2" x 10'9"

**First Floor**

Bedroom 1	15'0" x 11'9"
Bedroom 2	11'4" x 10'9"
Bathroom/WC	5'1" x 8'0"

**GIA Approx. 1,255 sq ft**

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

**Note 2: Floor plans available on request.**

# Vacant Unmodernised 2/3 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