



SITUATION

Located close to the junction with Holders Hill Crescent in this popular and sought after area being only a short distance from the local shopping facilities on Holders Hill Road and within 1 mile of both Mill Hill East and Finchley Central Underground Stations (Northern Line).
Hendon is a popular and sought after north-west London suburb being approximately 8 miles from central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

PROPERTY

A semi-detached **2 Bed Bungalow** in need of works. The property includes a **Garage** and **front & rear Gardens**.

VAT is NOT applicable to this Lot

ACCOMMODATION (measurements to maximum points)

Ground Floor

Front Reception Room	10'7" x 8'7"
Rear Reception Room	16'0" x 15'6"
Kitchen	18'5" x 7'9"
Bedroom 1	12'10" x 10'7"
Bedroom 2	10'7" x 8'6"
Shower/WC	
Garage	18'6" x 9'6"

Total GIA Approx. 850 sq ft plus Garage

FREEHOLD offered with VACANT POSSESSION

Note: The property has potential to extend into the roof as per the next door property (No. 56), subject to obtaining the necessary consents.

**Vacant
2 Bed Bungalow**

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

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

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