

LOT
32

**34 Alberta Road,
Bush Hill Park, Enfield,
Middlesex EN1 1JB**

*** Reserve below £350,000
6 WEEK COMPLETION**

**FREEHOLD FOR SALE BY PUBLIC AUCTION
WEDNESDAY, 14TH DECEMBER 2016 AT 1 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG**



SITUATION

Located in this cul-de-sac accessed via Ladbrooke Road in this sought after residential area within close proximity to Bush Hill Park Main Line Station and Great Cambridge Road (A10). Enfield is a popular suburb approx. 9 miles north of central London, enjoying easy access to the M25 (Junction 25).

PROPERTY

Comprising a **2 Bed Mid Terraced House** planned on ground and first floors to include various white goods and furniture (itemised list available from Auctioneers). The property also includes a **Rear Garden**.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room	24'8"	×	14'1"
Kitchen	11'8"	×	8'7"

First Floor

Bedroom 1	13'4"	×	9'11"
Bedroom 2	12'0"	×	8'6"
Bathroom/WC	11'9"	×	8'8"

GIA Approx

853 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an Assured Shorthold Tenancy to an individual for a term of 1 year from 18th September 2016 at a rent of **£13,200 per annum (£1,100 pcm)** exclusive.

Mutual Break any time after first 6 months (March 2017).

Note 1: There is potential to extend at the rear and into the loft, subject to obtaining the necessary consents.

Note 2: We understand No. 32 (adjoining property) sold in November 2015 for £406,000.

AUCTIONEERS:



Brook Point 1412 High Road, Whetstone, London N20 9BH
Tel: 020 8492 9449 Ref: E. Greene – Email: egreene@barnettross.co.uk

VENDOR'S SOLICITORS

Macroy Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroyward.co.uk

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

General Conditions and Memorandum
As per Barnett Ross Catalogue 14th December 2016

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THE MAIN CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts