



**SITUATION**

Located near to the junction with Holders Hill Road in this popular and sought after area being only a short distance from the local shopping facilities on Holders Hill Road and within approx. 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 approx. 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 detached **4 Bed Bungalow** backing on to Hendon Golf Course which includes:

- Front landscaped garden with pond
- Extensive off street parking
- Living Room with attractive vaulted ceiling
- Rear Garden with Swimming Pool and Pool House.
- Deep Garage

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Vacant 4 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

**ACCOMMODATION**

**(Floor Plans available from Auctioneers)**

**Bungalow (GIA Approx. 2,457 sq ft):**

- Large Reception Room
- Kitchen/Breakfast Room
- Lounge
- Utility Room
- Bedroom 1 with en suite Dressing Room & Bathroom/WC
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Separate Bathroom/WC
- Separate Shower Room/WC
- Separate WC

**Pool House (GIA Approx. 279 sq ft):**

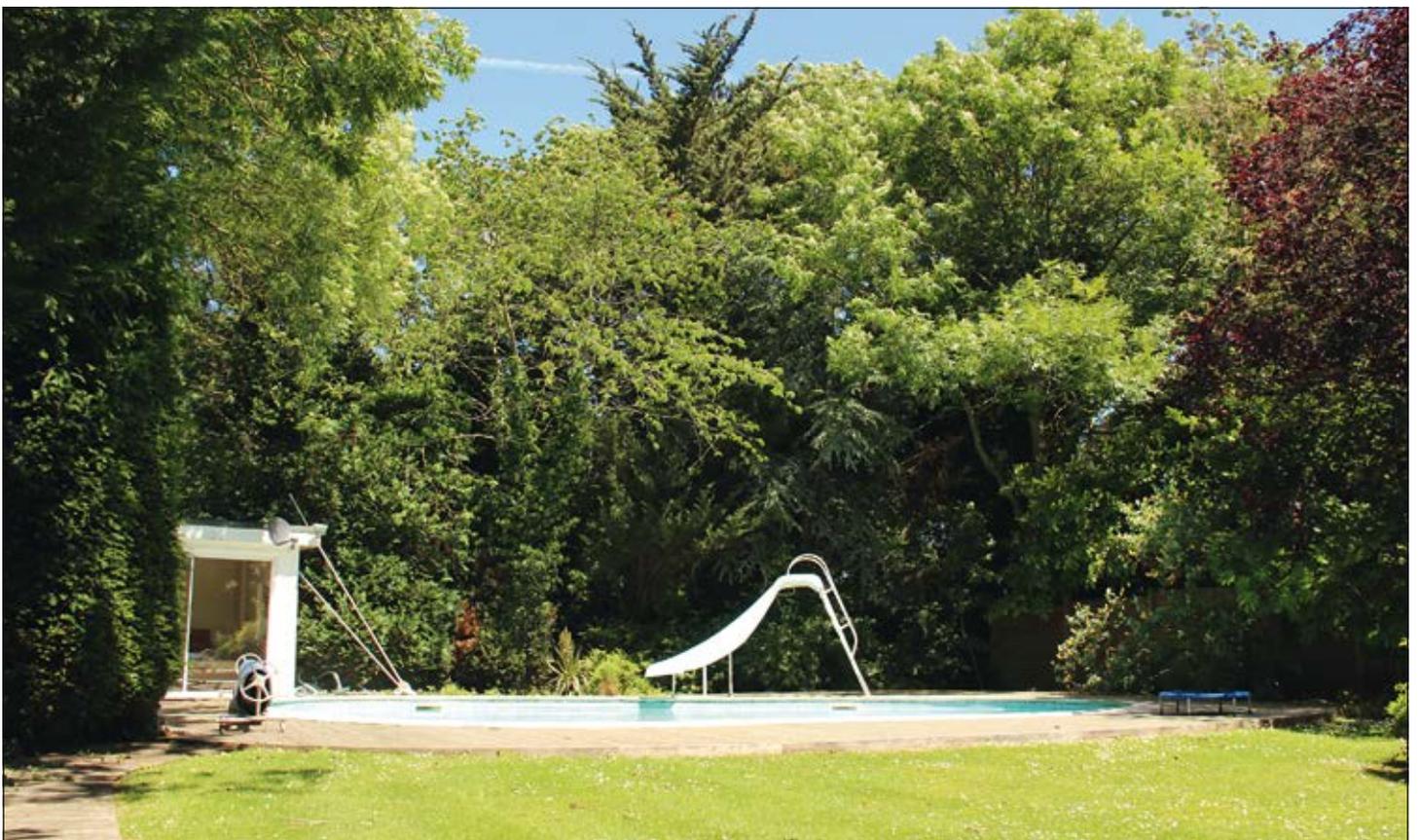
- 1 Room (with kitchenette)
- Sauna & Shower Cubicle
- Separate WC

**Detached 26'6" Deep Garage (GIA Approx. 239 sq ft)**

**Total GIA Approx. 2,975 sq ft**

**Note 1: The property has potential to add an additional floor and extend at the rear and/or at the front, subject to obtaining the necessary consents.**

**Note 2: Completion will be 3 months or earlier on 2 weeks notice by the Purchaser.**



**VENDOR'S SOLICITORS**

Lawrence Stephens Solicitors - Tel: 020 7936 8888  
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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