



6 WEEK COMPLETION

SITUATION

Located close to the junction with Mill Lane in this very popular and affluent residential north London suburb benefitting from excellent transport links via West Hampstead Underground Station (Jubilee Line), West Hampstead Overground Station and West Hampstead Thameslink all being located within a half mile of the property. A number of multiples, local eateries and shopping facilities can be found on West End Lane just a short walk away. The open spaces at Golders Hill Park and Hampstead Heath are just over a mile distant with Marble Arch approx. 3 miles south of the property.

PROPERTY

Comprising a **5 Bed Mid-Terrace House** planned on ground, first and second floors and in need of complete modernisation. The property benefits from gas central heating (not tested), uPVC double glazed windows and a rear garden.

VAT is NOT applicable to this Lot

ACCOMMODATION

(measurements to maximum points)

Ground Floor

Living Room	14'5" × 11'6"
Dining Room	12'3" × 9'10"
Kitchen	16'8" × 11'6"
Bathroom/WC	8'2" × 6'2"

First Floor

Bedroom 1	14'5" × 15'2"
Bedroom 2	12'3" × 9'10"
Bedroom 3	11'9" × 9'3"
Bathroom/WC	5'10" × 5'6"

Second Floor

Bedroom 4	9'10" × 15'3"
Bedroom 5	9'2" × 12'5"
Bathroom/WC	6'6" × 8'6"

GIA Approx. 1,622 sq ft

Rear Garden

FREEHOLD offered with VACANT POSSESSION

Vacant 5 Bed House

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS
Seddens - Tel: 020 7725 8000
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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 £750 (including VAT) upon exchange of contracts