



The Property

SITUATION

Located within this popular residential area directly opposite an entrance to Stoneyfields Park and equidistant from the multiple shopping and local transport facilities of Mill Hill Broadway and Station Road Edgware. In addition, there are a number of local primary and secondary schools in the area including Courtland, Mill Hill County, Fairway and Rosh Pinah.

Edgware is a prosperous London suburb, approximately 10 miles north-west of central London with good road access via the A1, A41, M1 and M25.

PROPERTY

A semi-detached **3 Bed House** planned on ground and first floors and including:

- Gas Central Heating
- uPVC Double Glazing
- Side access to Patio/Rear Garden

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION (measurements to maximum points)

Ground Floor

Entrance Hall			
Front Room	11'3"	×	12'4"
<i>interconnecting to</i>			
Rear Room (leading to Patio)	9'10"	×	13'2"
Kitchen (leading to Patio)	6'7"	×	7'2"
Separate WC			

First Floor

Bedroom 1	10'6"	×	12'9"
Bedroom 2	10'9"	×	13'8"
Bedroom 3	5'11"	×	6'5"
Bathroom/WC	5'7"	×	7'2"

GIA Approx. 810 sq ft

Note 1: There is potential to create additional living space in the loft and convert the front garden for parking, both subject to obtaining the necessary consents.

Note 2: Part of the rear garden will not be included in the sale - refer to special conditions of sale.

Vacant 3 Bed House

The Surveyors dealing with this property are
Steven Grossman and Zac Morrow

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

Moerans Solicitors

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