



## SITUATION

Located in this popular residential area, midway between St Ann's Road and West Green Road, and just a short walk to the recreational facilities in nearby Chestnuts Park.

The multiple shopping facilities in High Road, Tottenham and Seven Sisters Station (Main Line and Victoria Line) are less than a mile distant. The new Tottenham Hotspur Football Stadium is located approx. 2 miles to the north-east adding to the area's regeneration and Canary Wharf is just 7 miles south.

## PROPERTY

Comprising a left hand unmodernised Victorian **3 Bed House** together with a **Side/Rear Patio**.

**VAT is NOT applicable to this Lot**

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Front Room	13'7" x 11'7"
Middle Room	11'0" x 11'0"
Kitchen	9'4" x 7'7"
Bathroom/WC	6'5" x 5'9"

### First Floor

Bedroom 1	11'0" x 13'5"
Bedroom 2	10'0" x 10'9"
Bedroom 3	9'11" x 7'11"

**GIA Approx. 800 sq ft**

## FREEHOLD offered with VACANT POSSESSION

**Note 1: There may be potential to create additional living space in the loft, subject to obtaining the necessary consents.**

**Note 2: A 2 bed house at 81 Etherley Road sold in December 2017 for £518,000 (source: Zoopla.co.uk).**

# Vacant 3 Bed House

The Surveyors dealing with this property are  
**John Barnett and Joshua Platt**

**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

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