



## SITUATION

Located in this quiet residential street, running between Old Church Lane and Lansdowne Road, less than  $\frac{3}{4}$  of a mile from Stanmore town centre and within close proximity to Stanburn Primary School. Stanmore is a prosperous suburb of north London, located between Edgware and Hatch End enjoying excellent transport links via Stanmore and Canons Park Underground Stations (Jubilee Line) and nearby the A41 and the M1 (Junction 4), approximately 10 miles from central London.

## PROPERTY

Comprising a mid-terrace **2 Bed House** planned on ground and first floors. The property includes **Front and Rear Gardens** and a separate **Garage**.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Living/Dining Room	13'2"	×	16'3"
Kitchen	8'11"	×	10'7"

### First Floor

Bedroom 1	13'2"	×	10'10"
Bedroom 2	13'2"	×	9'4"
Bathroom/WC	7'0"	×	5'6"

**GIA Approx. 715 sq ft plus Garage**



**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note: The house is currently let on an AST but the tenants will be vacating prior to completion – refer to the Special Conditions of Sale.**

# Vacant 2 Bed House

The Surveyors dealing with this property are  
**Elliott Greene 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 £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

## Vendor's Solicitors

Humfrys & Symonds

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