



## SITUATION

Located close to the junction with Laurel Bank Road, in this quiet residential cul-de-sac, just ½ mile from Gordon Hill Train Station (Great Northern Rail) under 1 mile from Enfield Town Centre. The area is well served by the various shopping facilities on Chase Side and Lancaster Road, anchored by a **Co-Operative**, as well as being within close proximity to a host of Primary and Secondary Schools. Enfield is a popular suburb approx. 13 miles north of central London and enjoying easy access to the M25 (Junction 25).

## PROPERTY

A period mid terraced **2 Bed House** in need of modernisation planned on ground and first floors. The property benefits from gas central heating (not tested), a modern brick built extension and a rear patio.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Front Room	10'10" x 11' 7"
Rear Room	8'5" x 10' 8"
Kitchen	5'9" x 6' 2"
Shower/WC	4'7" x 6' 3"

### First Floor

Bedroom 1	11'5" x 10' 7"
Bedroom 2	10'9" x 8' 4"

**GIA Approx. 560 sq ft**



**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note: There is potential to create additional accommodation in the roof space as per the adjacent property, subject to obtaining the necessary consents.**

# Vacant 2 Bed House

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

**Vendor's Solicitors**  
Refer to Auctioneers