

Freehold for sale by public auction (unless sold prior)
Thursday 27th February 2020 at 12pm
For all enquiries, please call **020 8492 9449**

Auction Venue:
Churchill Hyatt Regency London
30 Portman Square, London W1H 7BH

Lot 28

41 Park Way, Whetstone,
London N20 0XN

***Reserve below £650,000**
On behalf of Executors
In same family ownership for over 50 years



SITUATION

Located in this affluent and sought after residential area, within a mile from the various shopping facilities on High Road Finchley and Friern Barnet Road and a short walk to Friary Park. The area is served by good public transport including Totteridge & Whetstone (Northern Line) and Oakleigh Park (Overground) Stations and there are a number of Primary and Secondary Schools in the vicinity. Whetstone is a popular London suburb located some 8 miles north of central London.

PROPERTY

Comprising an unmodernised **Semi-Detached House** planned on ground and first floors together with an attached **Garage** which benefits from an electric roller shutter door.

The property includes:

- Off-Street Parking
- Rear Garden
- uPVC Windows
- Gas Central Heating
- Loft

Note 1: There is potential to create additional living accommodation above the garage and in the loft space, subject to obtaining the necessary consents.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room 1 (Front) 15'2" x 13'7"
Reception Room 2 (Rear) 15'2" x 12'4" (French doors to Garden)
Kitchen/Morning Room 17'9" x 12'6" (into bay)
WC

First Floor

Room 1 13'6" x 15'7"
Room 2 10'4" x 7'4"
Room 3 14'1" x 13'6"
Bathroom 9'0" x 6'8"
leading to Room 4 7'6" x 10'5"
Sep. WC

GIA Approx. 1,400 sq ft Plus Garage

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 2: 6 week completion.

Vacant Unmodernised House

Vendor's Solicitors
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