



SITUATION

Close the corner with Kendal Avenue and overlooking Aylward Academy Playing Field in this popular residential suburb enjoying excellent road links via the North Circular Road (A406) and the Great Cambridge Road (A10).

Edmonton lies approximately 7 miles north of central London.

PROPERTY

Comprising a mid-terrace **3 Bed House** planned on ground and first floors. The property includes uPVC windows, a re-tiled roof (in last three years), a 55 ft deep rear garden and a paved front forecourt for parking 2 cars.

ACCOMMODATION (measurements to maximum points)

Ground Floor:

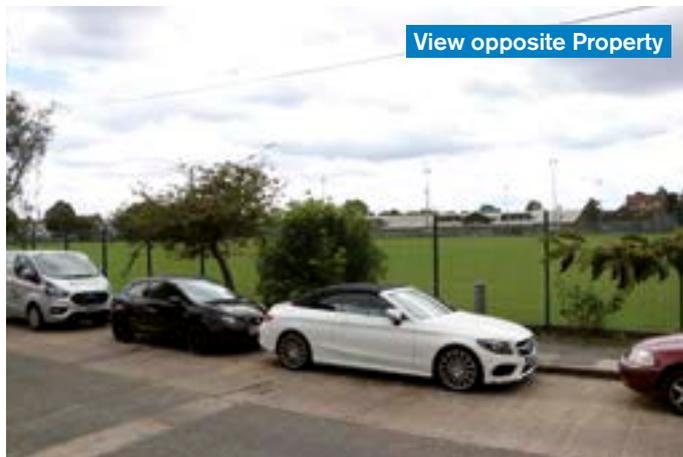
Through Lounge 27'9" x 12'0"
Kitchen 11'4" x 7'4"

First Floor:

Front Bedroom 14'1" x 11'0"
Small Front Bedroom 7'10" x 7'0"
Rear Bedroom 12'0" x 11'2"
Bathroom/WC 7'7" x 7'2" (with pedestal basin and shower)

VAT is NOT applicable to this Lot

Note 1: Refer to Auctioneers to view the Virtual Tour and Floor Plans.



View opposite Property

TENURE

Leasehold for a term of 80 years from 25th March 1959 (thus having approx. 18½ years unexpired) at a fixed ground rent of £8.40 p.a.

Offered with Vacant Possession

Note 2: The Vendor has the right to purchase the freehold interest at Site Value under the provisions of the Leasehold Reform Act 1967 and, after exchange of contracts and prior to completion, the Vendor will serve any Notice drafted by the Purchaser's solicitors upon the Freeholders to Enfranchise the freehold.

Vacant 3 Bed House

The Surveyors dealing with this property are
John Barnett and Nathan Schindler

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Shepherd Harris & Co
Tel: 020 8363 8341 Ref: Duncan Ritchie
Email: dritchie@shepherd-harris.co.uk