



SITUATION

Located in this private cul-de-sac off The Bishops Avenue in this highly sought after area close to the junction with Hampstead Lane and only a few minutes' walk from Hampstead Heath and Kenwood.

PROPERTY

A tarmacadam **Roadway** which has been adopted by the Local Authority (who are therefore responsible for its upkeep) providing access to a number of highly desirable residential properties (not included in the sale).

VAT is NOT applicable to this Lot

FREEHOLD

Note: A house in Canons Close sold in June 2022 for £11.8m (source: rightmove.co.uk).



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Adopted Roadway

The Surveyors dealing with this property are
John Barnett and **Jonathan Ross**

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

Vendor's Solicitors

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