



SITUATION

Located near to the junction with Bakers Lane and Archway Road within walking distance of Highgate Underground Station (Northern Line), the shops, restaurants, cafés and pubs of Highgate Village, Highgate Woods and Hampstead Heath. Highgate is an affluent and sought after North London suburb being approx. 6 miles north of central London.

PROPERTY

Comprising an end of terrace **3 Bed House** on ground and first floors. The property includes:

- uPVC double glazing
- Gas central heating
- Rear Garden.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception	16'2" x 10'9"
Kitchen/Diner	14'3" x 11'10"
Bathroom/WC	4'7" x 8'11"

First Floor

Bedroom 1 (plus en-suite Shower)	14'3" x 12'9"
Bedroom 2	9'1" x 11'11"
Bedroom 3	8'9" x 7'2"

GIA Approx. 867 sq ft plus Rear Garden

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

Planning Permission was granted on 6th January 2025 by Haringey Borough Council for a 'single storey rear extension with two rooflights'. (Planning Ref: HGY/2024/3086.

Refer to the Auctioneers for the planning documentation.

Note 1: The property was previously let at £37,800 p.a. (£3,150 pcm)

Note 2: Refer to the Auctioneers for the video tour of the property.

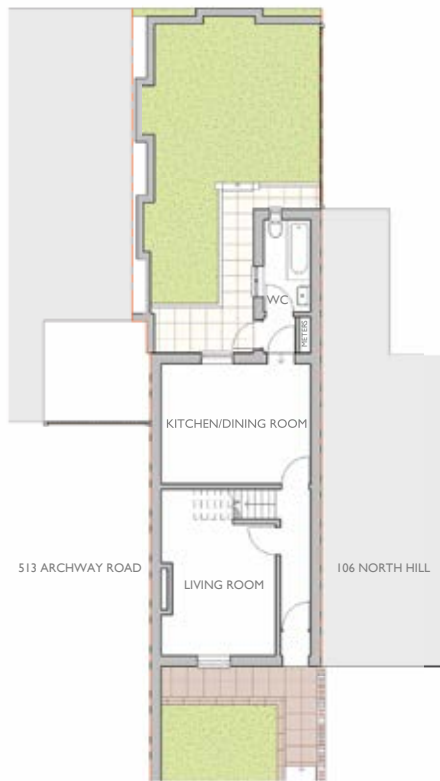
Vacant 3 Bed House

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Chan Neill
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Ground Floor



First Floor

Plans are not to scale and for identification purposes only.