



SITUATION

Located on the corner with Cheyne Walk, close to Brent Cross Shopping Centre and only 1/3 of a mile from Hendon Central Underground Station (Northern Line).

Hendon is a popular and sought after north-west London suburb being approx. 8 miles from central London and benefitting from easy access to the M1 (Junction 2) and the A406 North Circular Road.

PROPERTY

Comprising a **3 Bed Semi-Detached House** on ground and first floors. The property includes uPVC windows, gas central heating (not tested) and **Front and Rear Gardens**.

Refer to the auctioneers for the video tour of the property.

ACCOMMODATION (measurements to maximum points)

Ground Floor:

Front Room	15'1"	x	14'4"
Rear Room	11'5"	x	10'11"
Kitchen	9'0"	x	8'6"
Shower Room/WC	5'8"	x	5'5"

First Floor:

Bedroom 1	15'1"	x	14'5"
Bedroom 2	11'5"	x	11'0"
Bedroom 3	10'0"	x	7'6"
Bathroom	5'9"	x	5'3"

Separate WC

GIA Approx. 1,067 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



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Note 1: The property currently benefits from an HMO Licence for 5 persons (5 households) which expires in April 2027, but this Licence will be revoked due to the change of ownership on completion of this sale. Therefore, there is potential for a Purchaser to obtain a new HMO Licence following completion, subject to obtaining the necessary consents.

Note 2: Planning was granted By Barnet Council in May 2006 (now lapsed) for a 'Single storey side extension'. Ref: W14308A/06. Refer to the Auctioneers for the Documentation and Plans.

Note 3: There may be potential to add additional accommodation by extending into the roof space, subject to obtaining the necessary consents.

Note 4: There is a piece of land adjoining the rear of the property which is not included in the freehold title, but has continuously been used for over 12 years by the Vendors for parking 1 or 2 cars.



Rear of Property



The Property

View of Side Elevation



31 RENTERS AVENUE

TOTAL FLOOR AREA : 3087 sq. ft. (285.1 sq. m) approx.

PLANS NOT TO SCALE AND FOR IDENTIFICATION PURPOSES ONLY

Vacant 3 Bed House with potential for HMO

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Joint Auctioneers

Hendon Estates

Tel: 020 8202 3817 Ref: Sheldon Bodner

Email: sheldon@hendonestates.com

Vendor's Solicitors

O'Neill Richmonds Law Firm Limited

Tel: 0191 246 4000 Ref: Michael Baker

Email: mbaker@oneill-law.com

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'**