



SITUATION

Located in this highly sought-after neighbourhood of the Barn Hill Estate and approx. ½ mile from the various local shopping facilities including such traders as **McDonald's, Curry's, Lidl, JD Sports** and Wembley Park Station (Jubilee and Metropolitan Lines).

In addition, the property is approx. 1 mile from Wembley Stadium and Wembley Retail Park.

Wembley lies some 7 miles north-west of central London and benefits from good road links via the North Circular A406 and M1 (Junction 1).

PROPERTY

A **5 Bed Semi-Detached House** on ground, first and second floors. The property includes a **Paved Drive** for parking and a **Rear Garden**.

VAT is NOT applicable to this Lot

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room 1	13'0"	x	11'9"
Reception Room 2	15'1"	x	9'11"
Bedroom 1	12'0"	x	7'4"
Kitchen	11'0"	x	15'11"
WC			

First Floor

Bedroom 2	12'8"	x	10'4"
Bedroom 3	15'2"	x	10'4"
Bedroom 4	10'2"	x	7'2"
Bathroom	9'0"	x	7'0"
Separate WC			

Second Floor

Bedroom 5	16'2"	x	9'7"
Shower/WC			

GIA Approx. 1,455 sq ft

FREEHOLD offered with VACANT POSSESSION

Note: Refer to the Auctioneers for the floor plans and video tour of the property.

Vacant 5 Bed House

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

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

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