



SITUATION

Located close to the junction with Chase Way in this sought-after residential area and with direct access at the rear to Brunswick Park. Southgate is a popular suburb which lies approximately 8 miles north of central London. The property is conveniently situated approximately 1 mile from Southgate Underground Station (Piccadilly Line) and the popular Ashmole Academy School.

PROPERTY

Comprising an end of terrace **3 Bed House** on ground and first floors. The property includes front and rear gardens, plus a **Garage** and a gate at the rear which both open onto Brunswick Park.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room	25'10"	×	11'1"
Kitchen	12'0"	×	6'5"

First Floor

Bedroom 1	13'6"	×	10'0"
Bedroom 2	12'3"	×	10'8"
Bedroom 3	9'6"	×	6'4"
Bathroom	6'6"	×	5'10"
Separate WC			

Total GIA Approx. 823 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There is potential for a ground floor rear extension and a loft conversion, subject to obtaining the necessary consents.

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

Vacant 3 Bed House

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

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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