London NW7 7 Tudor Close, Mill Hill NW7 2BG

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- A Freehold Detached House in a sought after location on a private cul-de-sac
- Accommodation arranged over Four Floors and extending to approximately 222 sq m (2,393 sq ft)
- Occupying a peaceful Rear Corner Plot which extends to approximately 0.065 Hectares (0.161 Acres)
- Planning permission for a Two Storey Rear Extension
- Electric Gated Driveway to the front with parking for Four Cars and c.100 ft Rear Garden with Summer House

Vacant Possession



To View

The property will be open for viewing every Thursday and Saturday before the Auction between 9.30 – 10.00 a.m. (Ref: UD).

Seller's Solicitor

Boyes, Sutton and Perry Solicitors Limited 20 Wood Street, Barnet EN5 4BJ. Contact: Mr Mohan Deb. Tel: 020 8449 9155. Email: md@bsplaw.co.uk



Basement

Tenure

Freehold.

Location

Description

lower ground floor level.



Tudor Close (a private road) runs off the west side of Page Street and

to the south of its junction with Wise Lane. An extensive range of local

shops together with well-regarded independent schooling, restaurants

and other amenities are available within walking distance as are the

close at hand and provide access to the A406 (North Circular Road)

Rail services to central London as well as both Gatwick and Luton

Line Underground Services are also available from Mill Hill East

The property comprises a detached house arranged over lower

ground, ground, first and second floors beneath a pitched roof.

The site extends to approximately 0.065 hectares (0.161 acres) and

benefits from an electric gated driveway to the front and parking for

four cars. To the rear of the property is a west facing raised terrace

with steps leading down to a garden which measures approximately

house comprising of two rooms which is connected to the electrical

100 ft in total. Towards the end of the garden, there is a summer

supply. There is also an external store room situated below the terrace, within the main building which is accessed from the garden at

Golf Club, Finchley Golf Club and the Mill Hill Country Club.

and central London to the south and the M25 Motorwav to the north.

International Airports run from Mill Hill Broadway Station and Northern

Station. The Arrandene Open Space and Copthall Playing Fields are

also within easy reach. Further leisure pursuits are available at Mill Hill

open spaces of Mill Hill Park. Both the A1 and M1 Motorways are



The property further benefits from air conditioning in two of the bedrooms and a paved balcony, accessed via the landing, runs along the entire length of the first floor at the front of the house.

Second Floor

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Accommodation

Lower Ground Floor – Study/TV Room, Store (accessed externally) Ground Floor – Reception Room, Dining Room through to Kitchen, Reception Hall, Utility Room, Gym, Separate WC and wash basin First Floor – Master Bedroom with spacious dressing room and en-suite Bathroom with Bath, Separate Shower, WC and wash basin, Two Further Bedrooms, Family Bathroom with WC and wash basin, Balcony

Second Floor – Bedroom (with eaves storage) and en-suite Shower Room with WC and wash basin

Gross Internal Floor Area approximately 222 sq m (2,393 sq ft)

Planning

Local Planning Authority: The London Borough of Barnet. Tel: 020 8359 3000. Email: planning.enquiry@barnet.gov.uk The property is to be offered with Planning Permission (Application No: H/02254/08) dated 24th July 2009 and extended under a further consent (Application No: H/02370/12) dated 1st October 2012 for a "Two Storey Rear Extension". The approved plans allow for the construction of an extended family room on the ground floor and an additional bedroom on the first floor. Copies of the plans and associated planning permission are available upon request by emailing: simon.hepworth@allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk. BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



