

## London UB4

### 3 Bradenham Road, Hayes UB4 8LP

**Tenure**  
Freehold.

**Location**  
The property is located to the north of the junction of Kingshill Avenue and Bradenham Road. Local shops and amenities are available on Kingshill Avenue and Hayes Park School is to the south of the property. Rail services run from Hayes Station and Crossrail (Elizabeth Line) services will also connect to the station starting in May 2018. The open spaces of Hayes Park are also located close by.

**Description**  
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens and off-street parking to the side. There is an outbuilding (not inspected).

## A Freehold Semi-Detached House

**Accommodation**  
**Ground Floor** – Two Reception Rooms, Kitchen  
**First Floor** – Three Bedrooms, Bathroom

**To View**  
The property will be open for viewing every Monday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**  
Messrs GTB Solicitors (Ref: R Devlin).  
Tel: 0121 236 9341.  
Email: jrd@gtb-solicitors.com

**Vacant Possession**

**VACANT – Freehold House**



## London N17

### 25 Belmont Avenue, Tottenham N17 6AX

**Tenure**  
Freehold.

**Location**  
The property is situated on the south side of Belmont Avenue, which runs between Belmont Road (B155) and Downhills Park Road, to the west of Downhills Park. A selection of local shops is available along West Green Road to the south. An extensive range of high street shops and restaurants is available in The Mall Shopping Centre in Wood Green, together with a multi-screen cinema. London Underground services run from Turnpike Lane Station (Piccadilly Line), which is within a 10 minute walk to the west. High Road (A10) is also within reach to the east.

**Description**  
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden to the rear.

## A Freehold Mid Terrace House

**Accommodation**  
**Ground Floor** – Three Rooms, Kitchen (no fittings)  
**First Floor** – Four Rooms, Bathroom

**To View**  
The property will be open for viewing every Thursday between 11.15 – 11.45 a.m. and Saturday between 9.30 – 10.00 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**  
Messrs Horizon Law (Ref: Mr Steve Zavros).  
Tel: 0208 441 9999.  
Email: steve.zavros@horizonlaw.co.uk

**Vacant Possession**

**VACANT – Freehold House**

