

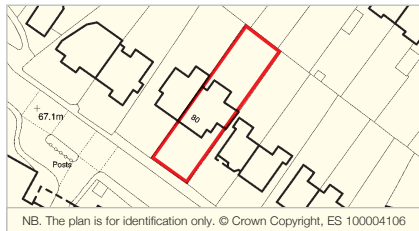
## London NW11

### 80 Temple Fortune Lane, Golders Green NW11 7TU

- **A Freehold Semi-Detached House extending (GIA) to Approximately 215.81 sq m (2,323 sq ft)**
- **Off-Street Parking, Garage and Front and Rear Gardens**
- **Occupying a Site extending to Approximately 0.047 Hectares (0.115 Acres)**
- **Possible potential for Extension to the Side and Rear subject to obtaining all necessary consents**

## Vacant Possession

BY ORDER OF EXECUTRIX



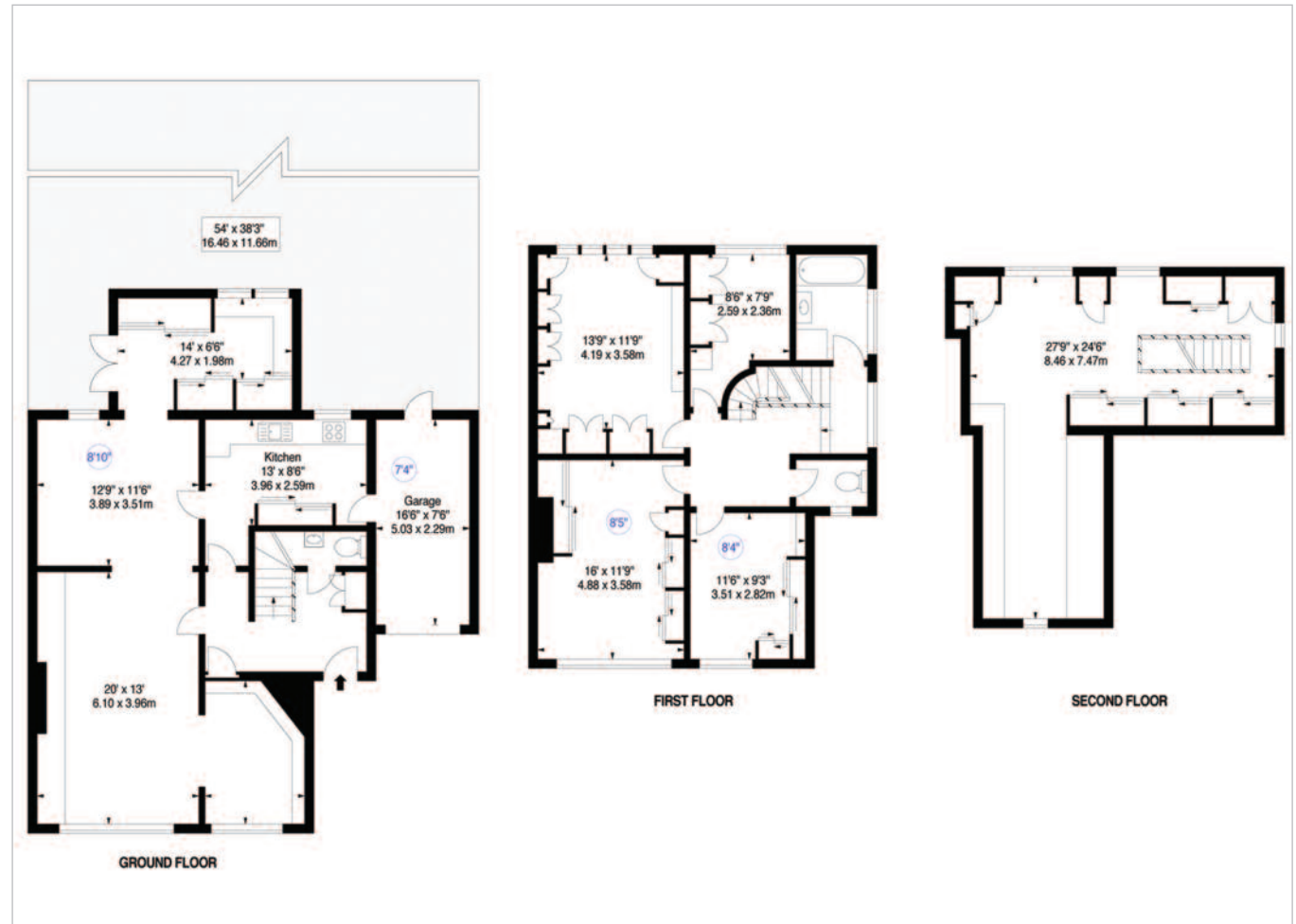
### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 3.15 – 3.45 p.m. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Messrs Julian Bloom & Co Solicitors  
(Ref: J Bloom).  
Tel: 0208 950 3001.  
Email: mail@jbloom.co.uk

### VACANT – Freehold House



### Tenure

Freehold.

### Location

The property is located on the north-east side of Temple Fortune Lane. Temple Fortune Lane leads to Finchley Road (A598) to the north-west, which in turn provides access to the North Circular Road (A406) and the A1 to the north. An extensive range of shops, restaurants and other facilities is available along Finchley Road and in Golders Green to the south. London Underground services (Northern Line) run from Golders Green Station approximately 0.7 miles to the south. The open spaces of Golders Hill Park are nearby.

### Description

The property comprises a semi-detached house arranged over ground and two upper floors beneath a pitched roof. The property benefits from off-street parking, a garage and front and rear gardens.

### Accommodation

**Ground Floor** – Double Reception Room, Further Reception Room,

Kitchen, Separate WC and wash basin, Integral Single Garage

**First Floor** – Four Bedrooms, Bathroom with WC, Separate WC

**Second Floor** – Bedroom

**Total GIA Approximately 215.81 sq m (2,323 sq ft)**

### Planning

Local Planning Authority: London Borough of Barnet Council.

Tel: 0208 359 3000.

The property may afford possible potential for side and rear extensions, subject to obtaining all necessary consents.

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.allisop.co.uk](http://www.allisop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



