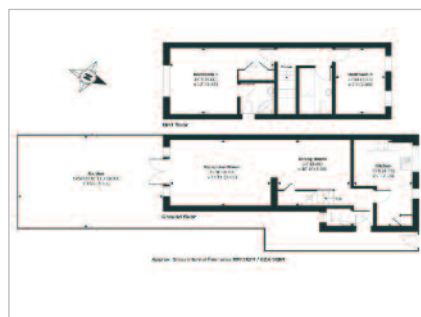
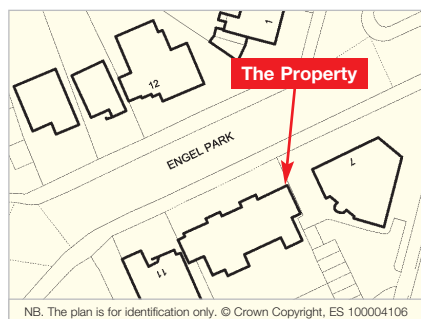


London NW7

9A Engel Park, Mill Hill NW7 2HE

- A Share of Freehold/Long Leasehold End of Terrace House
 - Providing Two Bedroom Accommodation
 - Rear Garden and Front Parking
- ### Vacant Possession



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

DKLM Solicitors (R Dawda).
Tel: 0207 549 7882.
Email: contactus@dklm.co.uk

VACANT – Freehold House



Tenure

Share of Freehold/Long Leasehold. The property is held on a lease for a term of 999 years from 1st January 2015 (thus having approximately 998 years unexpired) at a ground rent of £300 per annum.

Location

The property is located on the east side of Engel Park, to the south of its junction with Bittacy Hill (B552). Local shops and restaurants together with well-regarded independent schooling are within reach. Rail services to Central London, as well as both Gatwick and Luton International Airports, run from Mill Hill Broadway Station and Northern Line Underground services are also available from Mill Hill East Station. The B552 provides access to the Great North Way and in turn the North Circular Road (A406), A1 and M1 Motorway. The Arrandene Open Space and Bittacy Hill Park are within easy reach. Mill Hill Golf Club, Finchley Golf Club and the Mill Hill Country Club are also close by.

Description

The property comprises an end of terrace house arranged over ground and two upper floors beneath a pitched roof. The property benefits from a rear garden and parking to the front.

Accommodation

Ground Floor – Reception Room/Dining Room, Kitchen, WC with wash basin

First Floor – Bedroom with En-Suite Shower and WC, Bedroom, Bathroom with WC and wash basin

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.alltop.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.