

## London NW11

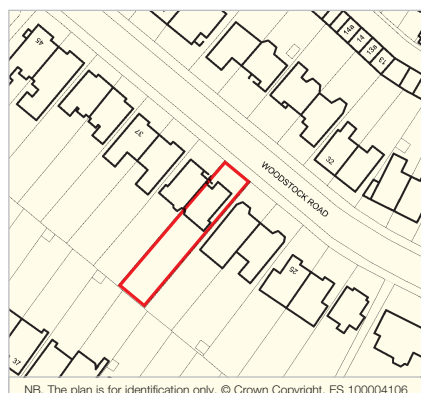
### 31 Woodstock Road, Golders Green NW11 8ES

- **A Freehold Semi-Detached House**
- Providing Four Bedroom Accommodation
- GIA 178.65 sq m (1,922 sq ft)

## Vacant

On the instructions of J Gershinson FRICS  
and L Brooks MRICS of Allsop LLP  
acting as Court Appointed Managers

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### To View

Please Call: Joint Auctioneer.

### Joint Auctioneer

Ellis and Co (Ref: DL).

Tel: 0208 455 1014.

Email: daniel.levine@ellisandco.co.uk

### Seller's Solicitor

Foot Anstey LLP (Ref: JM).

Tel: 0117 915 4900.

Email: jennifer.martin@footanstey.com

### Freehold House



### Tenure

Freehold.

### Location

The property is situated on Woodstock Road to the west of its junction with Hodforth Road. Local amenities are available along Golders Green Road (A502) and Brent Cross Shopping Centre is located approximately 1 mile to the north-west. Golders Green Underground Station is located approximately 0.4 miles to the north-east and Golders Green Road (A502) provides access to the North Circular Road (A406) and in turn the M1 Motorway. The open spaces of Hampstead Heath are nearby along with Hampstead Golf Course.

### Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden and off-street parking.

### Accommodation

**Ground Floor** – Two Reception Rooms, Kitchen/Diner, Bathroom

**First Floor** – Four Bedrooms, Bathroom

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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](http://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.



