



Tenure
Freehold.

Location
The property is situated on the east side of Drayton Park, to the north of its junction with Aubert Park. Local shops and amenities are readily available along Blackstock Road to the north-east, with the extensive facilities of London City being accessible directly to the south. Local bus routes run along Highbury Park to the east. London Underground services run from Arsenal Station to the north, whilst rail services run from Drayton Park Station to the south. The A1 is to the west and provides direct access to the North Circular Road and in turn the M1 Motorway. The Emirates Stadium is directly to the west. The open spaces of Finsbury Park are to the north.

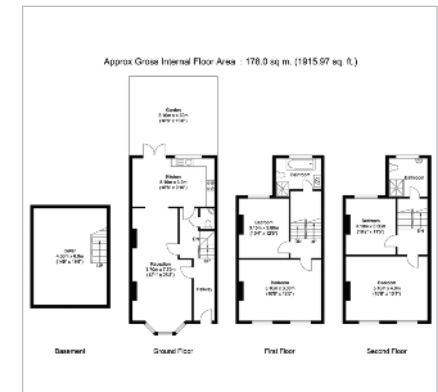
Description
The property comprises a mid terrace house arranged ground and two upper floors beneath a pitched roof. The property benefits from a garden to the rear and a cellar.

Accommodation
Ground Floor – Double Reception Room through to Kitchen, WC with wash basin
First Floor – Two Bedrooms, Bathroom with WC and wash basin
Second Floor – Two Bedrooms, Shower Room with WC and wash basin

London N5 128 Drayton Park, Highbury N5 1LX

- **A Freehold Mid Terrace House**
- **Providing Four Bedroom Accommodation**
- **GI A Approximately 176 sq m (1,918 sq ft)**
- **Rear Garden**
- **Walking Distance to Arsenal London Underground Station**

Vacant Possession



To View
The property will be open for viewing every Wednesday and Saturday before the Auction between 12.15 – 12.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Forsters LLP (Ref: Ms H Marsh).
Tel: 0207 863 8456.
Email: helen.marsh@forsters.co.uk

VACANT – Freehold House

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 – 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.