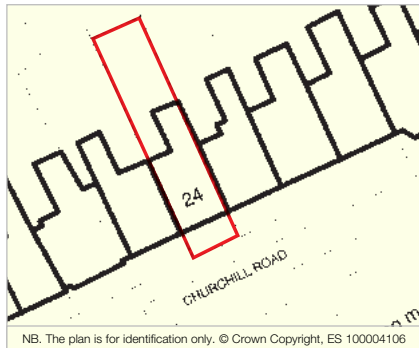


London NW5 24 Churchill Road, Tufnell Park NW5 1AN

- A Freehold Mid Terrace House
- GIA approximately 149 sq m (1,604 sq ft)
- Front and Rear Gardens
- Potential for Internal Reconfiguration and Extensions, subject to all necessary consents

Vacant Possession



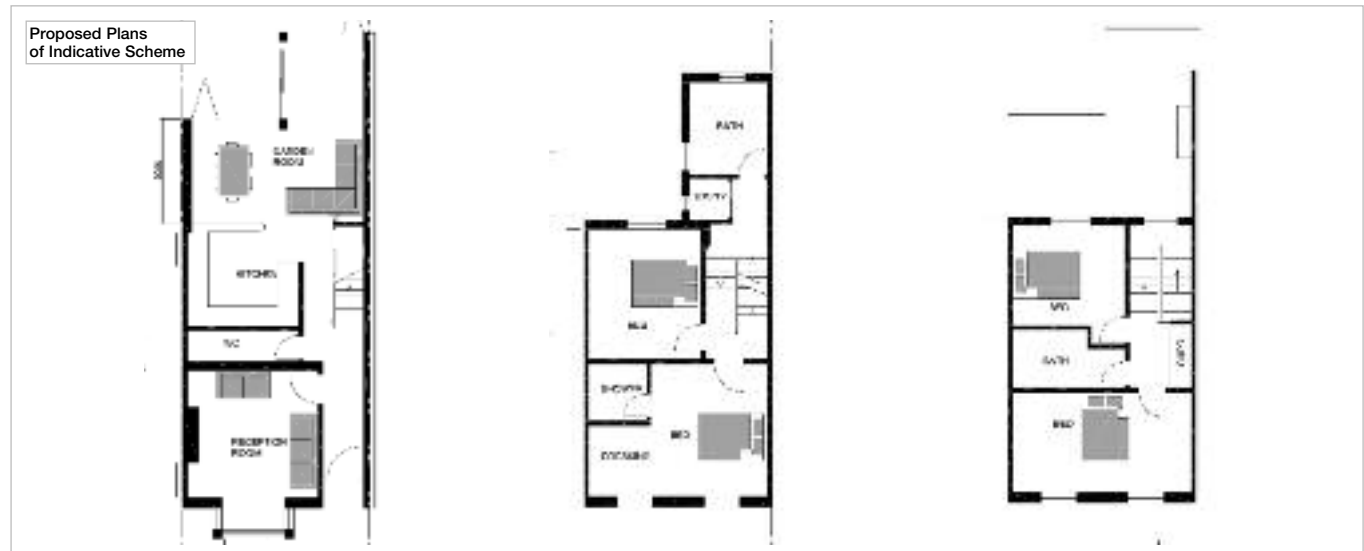
To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Seddons (Ref: Ms K Berkley).
Tel: 020 7725 8000.
Email: katy.berkley@seddons.co.uk

VACANT – Freehold House



Tenure

Freehold.

Location

The property is conveniently located on the north side of Churchill Road, which runs to the west of Dartmouth Park Hill in the heart of Tufnell Park. A good selection of local shops and cafés is available within a two minute walk along Dartmouth Park Hill and Fortress Road. Tufnell Park Underground Station (Northern Line) is within a 5 minute walk to the south-east. The more extensive shopping facilities of Holloway Road, Kentish Town and Upper Street are also within reach. The open spaces of Hampstead Heath are a 10 minutes' walk to the west.

Description

The property comprises a mid terrace house arranged over ground, first and second floors. The property benefits from front and rear gardens.

Accommodation

Ground Floor – Two Rooms, Kitchen, WC

First Floor – Two Rooms, Bathroom, WC

Second Floor – Three Rooms, Kitchenette

GIA approximately 149 sq m (1,604 sq ft)

Floor plans are available on our website: www.alltop.co.uk

Planning

Local Planning Authority: Islington Council

Tel: 0207 527 2000.

The property may afford potential for internal reconfiguration and extensions, subject to obtaining all necessary consents. Our client's architects have drawn up an indicative scheme which is set out above.

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 £750 (including VAT) upon exchange of sale memoranda.



The Property