

# London N3

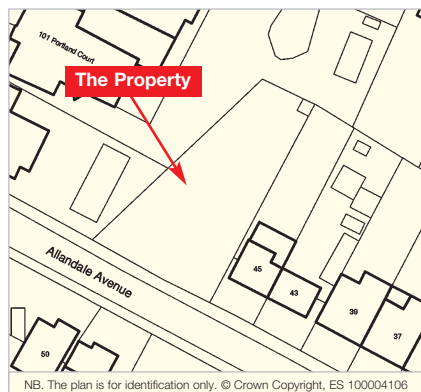
## 47 (Lot 29) and 49 (Lot 30)

### Allandale Avenue, Finchley N3 3PY

- **Two Well Located Freehold Detached Three Storey Houses**
- Each providing Six Bedroom Accommodation
- Each benefiting from Gardens, Off-Street Parking and Garage
- Lot 29 (No. 47) extending to Approximately 248 sq m (2,670 sq ft) GIA
- Lot 30 (No. 49) extending to Approximately 297.6 sq m (3,204 sq ft) GIA
- To be offered Individually as Two Separate Lots

## Vacant Possession

**SEVEN WEEK COMPLETION AVAILABLE**



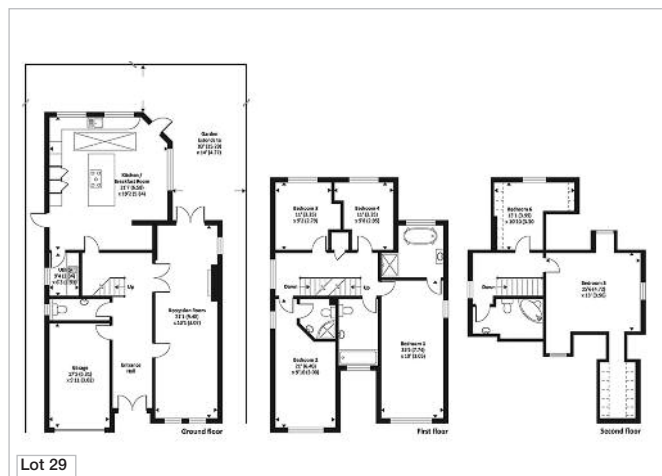
### To View

No. 47 (**Lot 29**) will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.00 a.m. (Ref: WT).  
No. 49 (**Lot 30**) will be open for viewing every Tuesday and Thursday before the Auction between 10.00 – 10.30 a.m. (Ref: WT).

### Seller's Solicitor

Messrs D W Law Solicitors (Ref: LN).  
Tel: 0208 201 6833.  
Email: larryneale@aol.com

### VACANT – Two Freehold Houses



### Tenure

Freehold.

### Location

Allandale Avenue is located off Hendon Lane (A504) which in turn runs off Regents Park Road. The properties are situated on the north side of Allandale Avenue, close to the road's junction with Hendon Lane. An extensive range of shops and amenities are available in Hendon, Finchley and Temple Fortune. Northern Line Underground services are available at Finchley Central Station. Further communications are afforded by the A1 (Great North Way) which leads onto the A406 (North Circular Road). The open spaces of Windsor are within reach.

### Description

No. 47 (**Lot 29**) comprises a detached house arranged over ground and two upper floors beneath a pitched roof. The house benefits from a rear garden, off-street parking and an integral garage.  
No. 49 (**Lot 30**) comprises a detached house arranged over ground and two upper floors beneath a pitched roof. The house benefits from a rear garden, off-street parking and an integral garage.



### Accommodation

#### No. 47 (Lot 29)

**Ground Floor** – Double Reception Room, Fully Fitted Kitchen/Diner, Utility Room, Separate wash basin/WC, access to Integral Garage  
**First Floor** – Master Bedroom with En-Suite Bathroom/Shower/wash basin/WC, Further Bedroom 2 with En-Suite Shower Room/Wash basin/WC, Two Further Bedrooms, Hall Closet, Family Bathroom/wash basin/WC

**Second Floor** – Bedroom Five, Bedroom Six with Under Eaves Storage Area, Further Guest Bathroom with wash basin/WC

**Gross Internal Area Approximately 248 sq m (2,670 sq ft)**

#### No. 49 (Lot 30)

**Ground Floor** – Two Reception Rooms, Kitchen Diner, Utility Room, Separate WC/wash basin, access to Integral Garage  
**First Floor** – Master Bedroom with En-Suite Bathroom/Shower with Dressing Room, Two Further Bedrooms, Further Bedroom with En-Suite Shower Room, Family Bathroom with wash basin/WC

**Second Floor** – Bedroom Five with En-Suite and Dressing Room, Bedroom Six

**Gross Internal Area approximately 297.6 sq m (3,204 sq ft)**

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](http://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.



