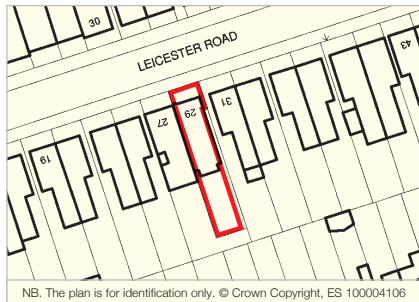


London N2 29 Leicester Road, East Finchley N2 9DY

- A Freehold Newly Built Semi-Detached Four Storey Family House
- Providing Four Bedroom Accommodation
- Approximate GIA 228 sq m (2,454 sq ft)
- Rear Garden

Vacant Possession

BY ORDER OF JOINT LPA
RECEIVERS



To View

The property will be open for viewing every Thursday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register.

Joint Auctioneers

Messrs Alexander Lawson Surveyors
(Ref: SS).
Tel: 0207 700 9333.
Email: sawvas@alexanderlawson.com

Seller's Solicitor

Messrs Seddons (Ref: RA).
Tel: 0207 725 8047.
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VACANT – Freehold House



Tenure

Freehold.

Location

Leicester Road is located off East Finchley High Road (A1000), which in turn runs off Fortis Green. The property itself is situated on the south side of Leicester Road. Shops and amenities including East Finchley Underground Station (Northern Line) are available, with the further extensive shops and restaurants of Muswell Hill also being accessible. Further communications are afforded by the North Circular Road (A406). The open spaces of Cherry Tree Recreation Ground are within reach.

Description

The property comprises a newly built semi-detached house arranged over lower ground, ground and two upper floors. The property benefits from a front garden and a rear garden area.

NB. The LPA Receivers are informed that the property benefits from underfloor heating and triple glazing constructed to passive/eco-friendly standards, however they have not carried out any checks to verify this information and provide no warranty that it is accurate. They accept no liability for this description and prospective purchasers must rely entirely upon their own inspection and survey of the property etc.

Accommodation

Lower Ground Floor – Play Room with skylight through to Further Storage Area, Further Living Room, Plant Room, Utility Room Area, Further Room, Stairs up to Garden Area

Ground Floor – Reception Room through to Fitted Kitchen, Access to Rear Garden Area, Separate WC Area in Entrance Hall 2

First Floor – Bedroom with En-Suite Shower Room with wash basin/WC, Further Bedroom, Guest Bathroom with wash basin/WC and shower

Second Floor – Bedroom/Dressing Room (part under eaves), Further Bedroom with En-Suite Bathroom with wash basin/WC and shower

We understand that the gross internal area of the property is approximately 228 sq m (2,454 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.

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.

