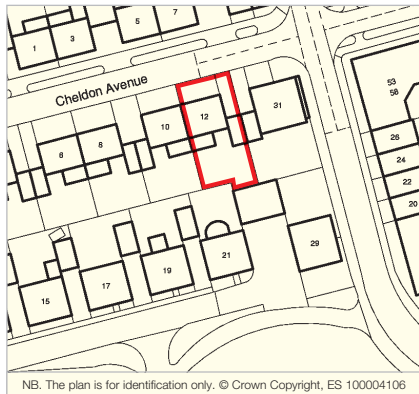


London NW7

12 Cheldon Avenue, Mill Hill NW7 1GG

- **Freehold Three Storey Family House with Garage**
 - **Providing Four Bedroom Accommodation**
 - **Extending (GIA) to Approximately 144 sq m (1,551 sq ft)**
- ### Vacant Possession



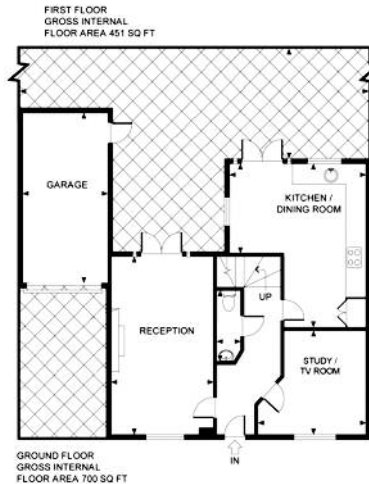
To View

The property will be open for viewing
Thursday 22nd May between 10.30 – 11.00
a.m. (Ref: OG).

Seller's Solicitor

Messrs Ingram Winter Green
(Ref: Michael Compton).
Tel: 0207 845 7400.
Email: michaelcompton@iwg.co.uk

VACANT – Freehold House



Tenure

Freehold.

Location

Cheldon Avenue is located off Tavistock Avenue which in turn runs off Lidbury Square. The property itself is situated on the south side of Cheldon Avenue, close to the road's junction with Kingsbridge Drive. Extensive shops and amenities are available in Mill Hill and Finchley with Northern Line Underground services running from Mill Hill East Station. The open spaces of Bittacy Hill Park together with Finchley Golf Course are within reach.

Description

The property comprises a family house arranged over ground, first and second floors beneath a pitched roof. The house benefits from a rear garden, off-street parking and a side garage.

Accommodation

Ground Floor – Reception Room, Kitchen/Diner, Dining Room, Separate WC with wash basin

First Floor – Bedroom with En-suite Shower Room with WC, Two Further Bedrooms, Family Bathroom with WC and wash basin

Second Floor – Bedroom 4 with En-suite Shower Room with WC and wash basin

The accommodation extends to approximately 144 sq m (1,551 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 £750 (including VAT) upon exchange of sale memoranda.

