

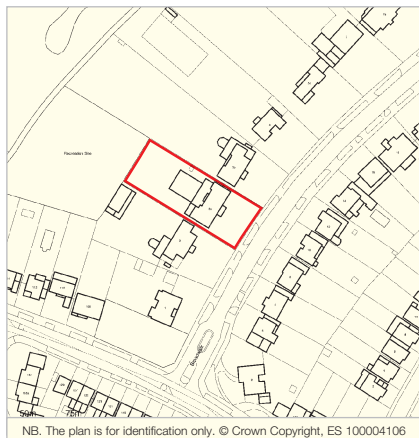
London N21

3A Broad Walk, Winchmore Hill N21 3DA

- A Freehold Detached Mansion House extending to approximately 812 sq m (8,743 sq ft) in Total
- Total Site Area extending to Approximately 0.199 Hectares (0.493 Acres)
- Benefiting from Integral Double Garage, an Indoor Swimming Pool and Gardens backing onto Grovelands Park
- Possible Potential for Second Floor Extension above Single Storey Rear Elevation

Vacant Possession

BY ORDER OF TRUSTEES



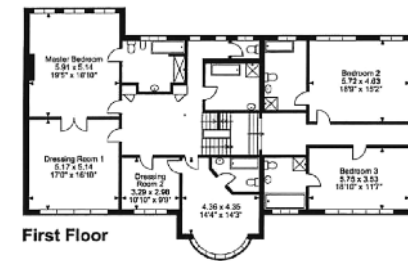
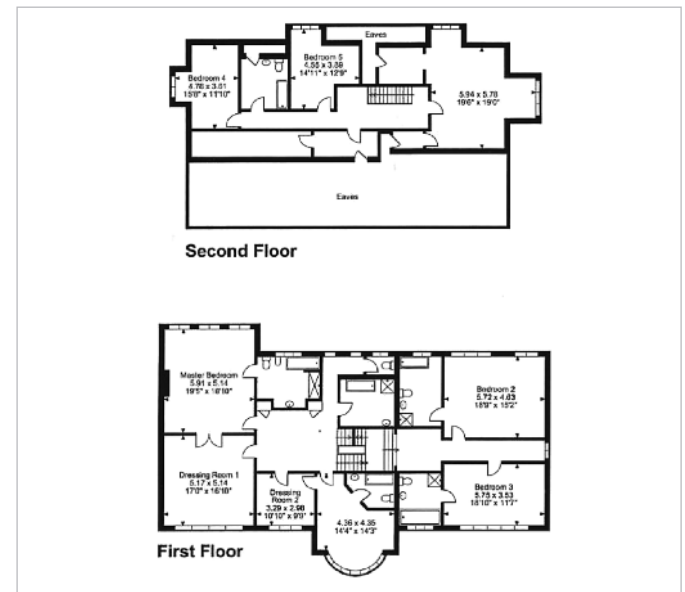
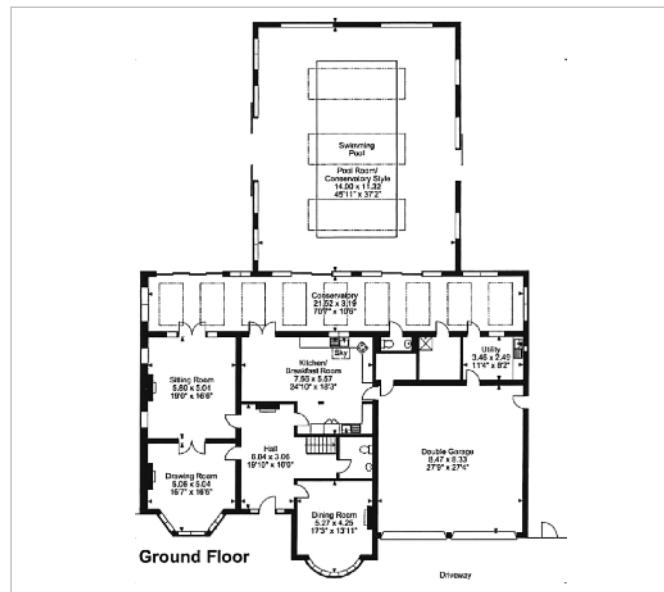
To View

Please Call: Allsop.
Tel: 020 7344 2651 (Ref: TW).

Seller's Solicitor

Messrs Royds Solicitors
(Ref: Mr Gareth Williams).
Tel: 020 7583 2222.
Email: gbw@royds.com

VACANT – Freehold House



Tenure

Freehold.

Location

Broad Walk is one of Winchmore Hill's most desirable roads, running from The Green in the north to Bourne Hill in the south. The property backs on to the Grade II Listed Grovelands Park, originally a private estate which recently celebrated its centenary. Local shops are available on The Green, within a 10 minute walk to the north, where Winchmore Hill Train Station can be found. The station provides regular services to the London Underground system at Finsbury Park (Piccadilly and Victoria Lines), with average journey times of approximately 13 minutes. Moorgate Station (Circle, Hammersmith & City, Metropolitan and Northern Lines) is available within half an hour. The more extensive shopping facilities of Southgate are a 15 minute walk to the west, where Southgate London Underground Station (Piccadilly Line) can be found. The Great Cambridge Road (A10), North Circular Road (A406) and M25 Motorway are all within reach.

Description

The property comprises a detached mansion house arranged over ground, first and second floors (in eaves). The property benefits from spacious front and rear gardens, an indoor swimming pool, drive-in-drive-out gated off-street parking and an integral double garage.

Accommodation

Ground Floor – Entrance Hall, Three Reception Rooms, Kitchen with Living Area, 'Garden Room' through to Indoor Swimming Pool

First Floor – Three Bedrooms with En-Suite Bathrooms, One Bedroom with En-Suite Shower Room, Two Bedrooms, Bathroom, Separate WC

Second Floor (In Eaves) – Bedroom with Dressing Area, Two Bedrooms, Storage Room

Total GIA Approximately 812 sq m (8,743 sq ft)

Planning

Local Authority: Enfield Council

Tel: 020 8379 1000. Email: development.control@enfield.gov.uk

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.allsop.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.



Front Elevation



Driveway to Front