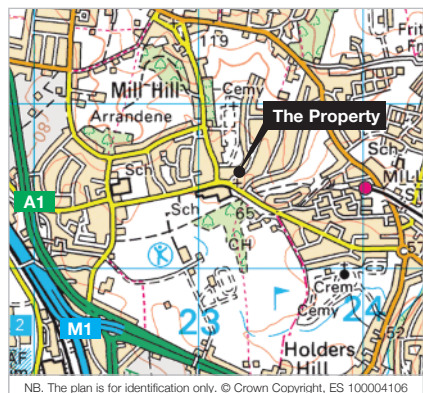


## London NW7 90 Bittacy Rise, Mill Hill NW7 2HL

- **A Freehold Semi-Detached House**
- Providing Three Bedroom Accommodation
- Rear Garden
- Off-street Parking and Garage
- Close to a number of schools

### Vacant Possession

**IN THE SAME FAMILY  
OWNERSHIP SINCE 1970**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



#### Tenure

Freehold.

#### Location

The property is situated on the east side of Bittacy Rise, to the north of its junction with Devonshire Road. An extensive range of local shops and amenities is available nearby. Both the A1 and M1 Motorway are close at hand and provide access to the A406 (North Circular Road) and Central London to the south and the M25 Motorway to the north. Rail services run from Mill Hill Broadway Station providing regular services to Central London and both Gatwick and Luton International Airports. London Underground services (Northern Line) run from Mill Hill East Station. The open spaces of Bittacy Hill Park are a short walk away, with further leisure pursuits available at Mill Hill Golf Club, Finchley Golf Club, Allianz Park and Mill Hill Country Club. A number of schools are within walking distance.

#### To View

The property will be open for viewing every Monday and Saturday before the Auction between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: UD).

#### VACANT – Freehold House

#### Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden and a driveway leading to a garage.

#### Accommodation

**Ground Floor** – Three Reception Rooms, Kitchen

**First Floor** – Three Bedrooms, Bathroom with WC and wash basin

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 £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.