



**ABSOLUTE**  
PROPERTY

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**123a Warwick Road, London**  
**N11 2SR**  
**£270,000**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000

Absolute Property Auctions are pleased to offer this stunning one bedroom ground floor conversion with its very own garden. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. Benefits include kitchen/breakfast room, modern bathroom, double glazing, summer house being used as an office fully insulated with electric and lighting and comes with the added advantage of being offered chain free. Warwick Road benefits from a superb position within minutes of the bustling retail and dining options along Green Lane. Arnos Park and Broomfield Park are close by for leisure, while Arnos Grove and Bounds Green stations are accessible.

**AUCTION ENDS 17th June AT 2.00 PM.**



# 123a Warwick Road, London N11 2SR

## ENTRANCE:

Front door opening to:

## HALLWAY:

Doors to lounge, kitchen, bedroom, downstairs storage, radiator, wood laminate flooring.

## LOUNGE:

14'1 x 12'4 (4.29m x 3.76m)

Coving to ceiling, dado rail, wood laminate flooring, radiator, upvc double glazed window to front aspect, tv socket.

## KITCHEN:

13'3 x 9'8 (4.04m x 2.95m)

Ceiling spot lights, range of eye and base level units, built in oven, gas hob and extractor, plumbing for washing machine and dishwasher, space for upright fridge freezer, porcelain sink drainer unit with mixer taps, radiator, wood laminate flooring, doors to bathroom and rear garden.

## BEDROOM:

11'3 x 8'7 (to fitted wardrobes) (3.43m x 2.62m (to fitted wardrobes))

Radiator, upvc double glazed window to rear aspect, tv socket.

## BATHROOM:

Three piece suite comprising of low flush wc, vanity unit hand wash basin, bath with shower unit, ceiling spot lights, tiled flooring, two upvc double glazed frosted windows to rear aspect, extractor fan.

## REAR GARDEN:

Mainly laid to lawn, various shrub borders and flower beds, outside tap, outside lighting, side gate access, door into shed which is being used as an office with electrics lighting and fully insulated with window over looking the garden.

## Auctioneers Additional Comments:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
77	77	69	77
<small>Energy Efficiency Rating: Water heating costs</small> <small>Energy Efficiency Rating: Space heating costs</small> <small>Energy Efficiency Rating: Water heating and space heating costs</small>		<small>Environmental Impact (CO<sub>2</sub>) Rating: Energy</small> <small>Environmental Impact (CO<sub>2</sub>) Rating: Water</small> <small>Environmental Impact (CO<sub>2</sub>) Rating: Energy and Water</small>	
<small>Not energy efficient - higher running costs</small> <small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	