



All enquiries Ref: Kristian Georgiou

- Leasehold two floor self-contained maisonette requiring modernisation
- Approx GIA 157 sqm / 1,693 sq ft
- Development potential STPP
- Two separate entrances
- Full vacant possession

Location:

The property is situated on Woodland Rise accessed via Cranley Gardens or Muswell Hill Road. Public transport links include Highgate London Underground Station together with a network of local bus services serving the surrounding vicinity. Road links include the A1 and A406 North Circular Road. Shopping amenities can be found locally within Muswell Hill with an extensive range of shops, bars and restaurants being found in Highgate Village and Muswell Hill Broadway. Recreational pursuits can be found locally at the open spaces of Highgate Wood, Queen's Wood, and Alexandra Park and Hampstead Heath to the South.

Description:

This property boasts a substantial footprint of 157 sqm (1,693 sq ft.) providing generous living space throughout. The property also benefits from access via two separate entrances and good size garden to the rear.

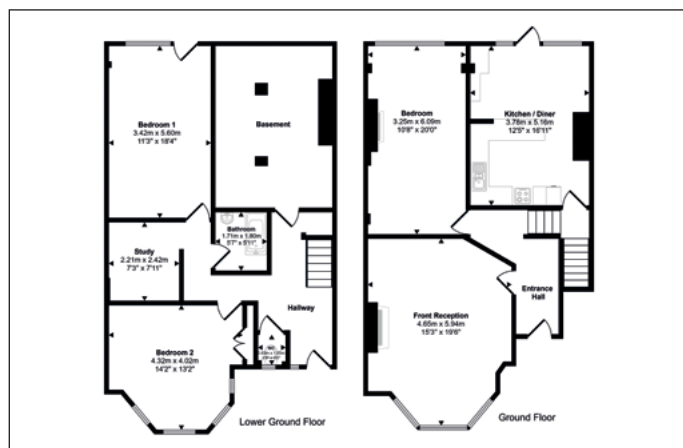
Accommodation:

Ground floor: Entrance hall, one bedroom, kitchen/dining room
Lower ground floor: Two bedrooms, study, bathroom, separate WC, basement
Outside: Front and rear garden

Council Tax Band: F

Lease:

Held on a lease for a term of 99 years from 29th September 1963 (Thus having approximately 37 years remaining)



EPC rating: TBA

Potential:

The property benefits from two separate entrances on each floor and as such, may be suitable for conversion into two separate dwellings subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

Note:

The sale of this property is subject to Grant of Probate. Any interested party must refer to the Legal Pack/Contract for more information regarding The Completion Date and related timescales for Grant of Probate being obtained, and take advice from your legal representative.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

