



Pembroke Road, LONDON N10 2JE

welcome to

Pembroke Road, LONDON

Available for the first time in over 40 years, this character end-of-terrace home offers good reception spaces, spacious kitchen-breakfast room, and 3 well-sized bedrooms. Being dated internally, this is a great opportunity for a buyer looking to update to personal taste.

Located about 3/4 of a mile north of Muswell Hill's Edwardian Broadway, with its plethora of coffee shops, restaurants and small shops, along with a good range of supermarkets. In addition, the Tesco Extra, is located adjacent to the nearby A406 North Circular Road.

Local transport links are plentiful, with myriad bus routes and Tube/rail access via Bounds Green (Piccadilly), East Finchley (Northern) tube stations and New Southgate (Great Northern- just 10 minutes away) which offer great access to the City and West End and beyond.

You are also within close proximity to some great local schools including Fortismere School & The Compton Secondary Schools, and Coppetts Wood, Coldfall and Hollickwood Primary Schools.

For those that enjoy the outdoors there are many large parks and woodlands to be explored with fantastic local facilities including Alexandra Palace, known locally as Ally Pally, Muswell Hill golf club and Muswell Hill Methodist tennis club.



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Approximate Area = 1169 sq ft / 108.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1384359



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Two Reception Rooms
- Kitchen Breakfast Room
- Three Double Bedrooms
- Bathroom
- Chain Fee

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

guide price

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MUH106125 - 0002

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