



All enquiries Ref: James Paterson

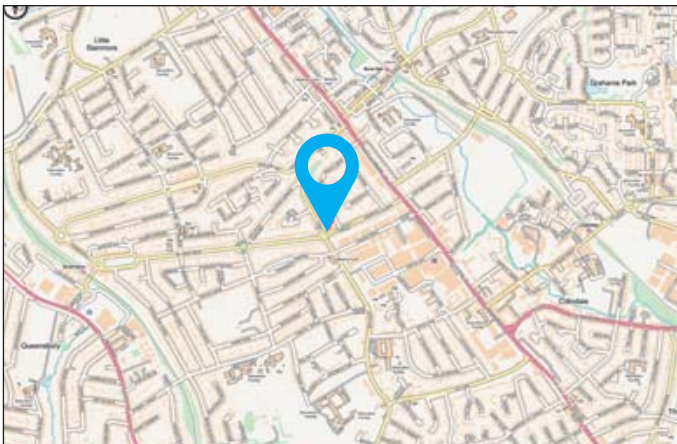
- Freehold two floor semi-detached house requiring modernisation
- Full vacant possession

**Location:**

The property is situated on Holmstall Avenue in a predominantly residential area of Edgware between its junctions with Redhill Drive and Stag Lane. Public transport links include Burnt Oak (Northern line) and Queensbury (Jubilee line) Underground stations together with a network of local bus services serving the surrounding vicinity. Road links include the A5, M1 and A41. Shopping amenities can be found locally within Edgware town centre, with an extensive range of shops, bars and restaurants being found at Brent Cross Shopping Centre. Recreational pursuits can be found locally at the open spaces of Montrose Park, Canons Park and other nearby green spaces.

**Description:**

Freehold semi-detached house arranged over ground and first floors requiring modernisation.



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**Accommodation:**

First floor: Three bedrooms, wet room/WC, landing  
 Ground floor: Through reception room, kitchen, hallway  
 Outside: Off street parking to the front and rear garden, garage  
 Gross Internal Area GIA (Source: EPC) approximately 97sq m (1,044 sq ft)

**EPC rating:** D

**Council Tax Band:** E

**Potential:**

The property may be suitable for a loft dormer, rear and side extensions to provide additional accommodation as a substantial family home or conversion into two self-contained flats subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

**To view:**

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



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