



## La Rose Lane, London, N15 3AW

£540,000



For sale by Modern Auction – T&C's apply

This property is for sale by the Modern Method of Auction.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This time allows buyers to get in place any mortgage finance required (subject to lending criteria, affordability and survey).

Auction Fees: The purchase of this property may include associated fees not listed here, as it is to be sold via auction. To find out more about the fees associated with this property please call Syede at Cole Harding on 020 8059 4444

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee. The Reservation 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. Further clarification on this must be sought from your legal representative.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Buyers will be required to go through an identification verification process and provide proof of how the purchase would be funded.

\*Guide Price: This is an indication of the seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

Reserve Price: Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction.

- Three bedroom under 20 year old property
- Bright & airy throughout
- Open plan living room
- Modern fitted kitchen
- Court yard garden
- Allocated Parking
- Gated development
- Chain free
- Catchment for Chestnut & Belmont primary school
- Easy access to Turnpike Lane tube station

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 75.23 sq m / 810 sq ft

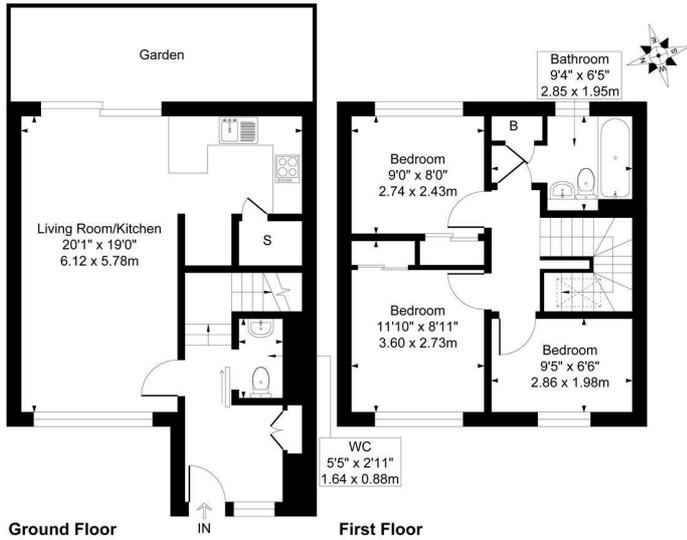
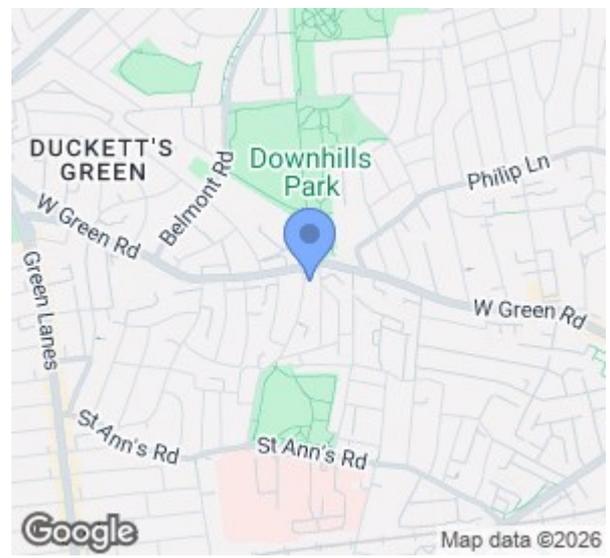


Illustration for identification purposes only, not in scale



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B	78	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

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