



**FIRST TIME ON THE MARKET
FOR APPROX 40 YEARS
6 WEEK COMPLETION**



SITUATION

Located at the junction with Calton Road in this highly sought after residential area which lies approximately ½ mile from Oakleigh Park Mainline Station and 1 ¼ miles from High Barnet Underground Station (Northern Line).

New Barnet is a popular north London suburb located between High Barnet and Whetstone some 11 miles from central London with easy access to the M25 (Junction 23).

PROPERTY

A corner property comprising an **Unmodernised 3 Bed Semi-Detached House** planned on ground and first floors. The property benefits from UPVC double glazing and gas central heating (not tested) and also includes a **Front Garden and a 95 ft Rear Garden**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION

Ground Floor:

- Front Room
- Rear Room
- Kitchen

First Floor:

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Separate WC

95 ft Rear Garden

Rooms sizes available from the Auctioneers upon request.

Note: There may be potential to extend the property at the side, rear and into the loft and/or residential development on the rear garden, all of which is subject to obtaining the necessary consents.

**Vacant Unmodernised
3 Bed House**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

George Eckert **JOINT AUCTIONEERS**
Independent Chartered Surveyors
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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
 The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts