



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



SITUATION

Located close to the junction with Monks Avenue in this highly sought after residential area which lies approximately ½ mile from Oakleigh Park Main Line 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 **3 Bed Semi-Detached House** planned on ground and first floors. The property is in need of some modernisation and benefits from gas central heating (not tested), UPVC double glazing and a Rear Garden.

As the property has the benefit of a right of way over the rear access road from Dalmeny Road there may be potential to construct a Garage at the rear of the property, subject to obtaining the necessary consents.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor:

Front Room
intercommunicates with
Rear Room
Kitchen

First Floor:

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom
Separate WC

Plus Rear Garden

Rooms sizes available from the Auctioneers upon request.

FREEHOLD offered with FULL VACANT POSSESSION

Note: There is potential to extend the property at the rear and into the loft, subject to obtaining the necessary consents.

Vacant 3 Bed House

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

George Eckert
Independent Chartered Surveyors

JOINT AUCTIONEERS
George Eckert, 1-5 Summerland Gardens,
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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