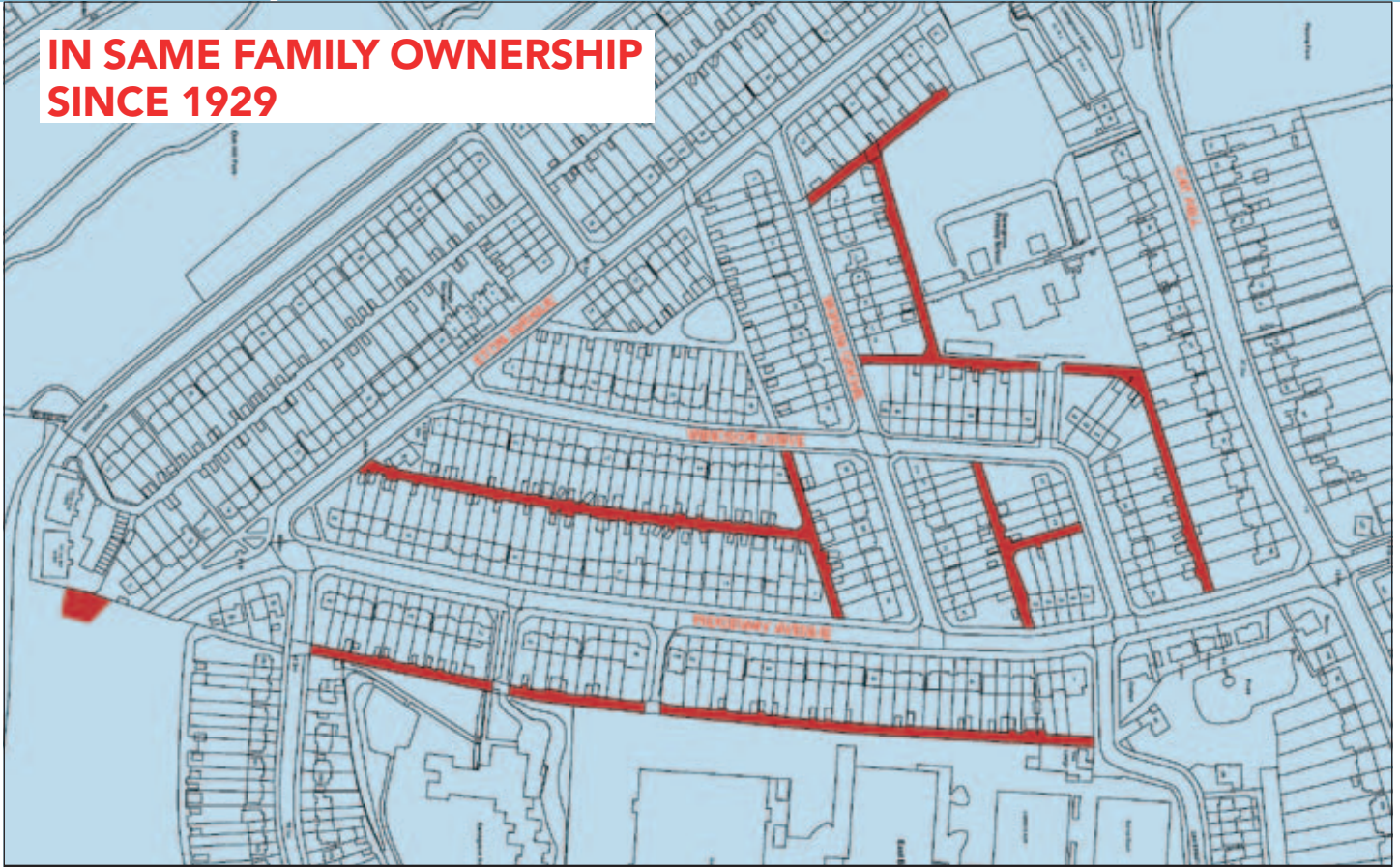


**IN SAME FAMILY OWNERSHIP
SINCE 1929**



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SITUATION

In this popular residential area close to East Barnet Village and Churchill Playing Fields. The local vicinity is well served by the varied shopping facilities in East Barnet Road and Cat Hill with Oakleigh Park Mainline and Cockfosters Underground (Piccadilly Line) Stations being in close proximity. East Barnet lies approximately 12 miles north of Central London.

PROPERTY

Comprising a number of Rear Roadways which provide vehicular access to the abutting houses (in excess of 200 houses). In addition, there is also a Section of Land in Churchill Playing Fields which adjoins a modern block of flats.

VAT is NOT payable in respect of this Lot

FREEHOLD (subject to any rights of way and easements that may exist thereover from the adjoining owners some of whom may have the obligation in their Title Deeds to “pay and contribute a fair and reasonable proportion of the costs and expenses in keeping the same in repair such proportion in case of dispute to be settled by the Transferors’ Surveyor for the time being whose decision shall be final and binding”).

**Rear Roadways
and Land**

The Surveyors dealing with this property are
JOHN BARNETT and **NICHOLAS LEIGH**

VENDOR’S SOLICITORS
Roythornes – Tel: 01733 558 585
Ref: J. Williams Esq – Email: jonathanwilliams@roythornes.co.uk

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 £500 (including VAT) upon exchange of contracts