



**IN SAME FAMILY OWNERSHIP  
SINCE 1929**

**SITUATION**

Located within close proximity to Arnos Grove Underground Station (Piccadilly Line) and there are a variety of local traders serving the surrounding residential area. Arnos Grove is a popular North London suburb being approximately 10 miles from Central London.

**PROPERTY**

Comprising of a **'T' Shaped Roadway** running behind Nos. 303/319 Bowes Road but giving vehicular access to the rear of Nos. 301/321 where most have garages, some of which may be used for commercial purposes.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION** subject to any rights of way and easements that may exist thereover by the adjoining owners.



View along rear of Nos.311/319

**Rear Roadway**

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