



FIRST TIME ON THE MARKET FOR APPROX 40 YEARS

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SITUATION

Located at the junction with Holyhood Road in this highly sought after residential area which lies approximately 1/3 mile from Oakleigh Park Main Line Station and 1 1/2 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

Situated on a corner plot comprising an unmodernised **3 Bed Semi-Detached House** planned on ground and first floors. The property includes uPVC double glazing as well as a **Rear Garden**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There may be potential to create off-street parking and extend the property at the side, rear and into the loft, all of which is subject to obtaining the necessary consents.

Note 2: 6 Week Completion

**Unmodernised
3 Bed House**

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

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION (measurements to maximum points)

Ground Floor:

Front Room	12'8"	x	15'7"
<i>intercommunicates with</i>			
Rear Room	12'9"	x	10'4"
Kitchen	7'11"	x	16'11"

First Floor:

Bedroom 1	12'2"	x	15'7"
Bedroom 2	12'6"	x	10'5"
Bedroom 3	6'4"	x	8'3"
Bathroom	8'0"	x	5'6"
Separate WC	2'7"	x	4'10"

Total GIA Approx 1,085 sq ft

Plus Rear Garden



Rear View of Property

George Eckert
Independent Chartered Surveyors

JOINT AUCTIONEERS

George Eckert – Tel: 020 8883 3232
Ref: Ms Anna Eckert – Email: anna@eckert.co.uk

VENDOR'S SOLICITORS

Male & Wagland – Tel: 01707 657 171
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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 £500 (including VAT) upon exchange of contracts