



SITUATION

The property is situated close to the junction with Lytton Road in this highly sought after residential area, being just a short walk to **LA Fitness Gym** as well as the shopping facilities in East Barnet Road which includes a **Sainsbury's Supermarket**. New Barnet Main Line Station is just 200 hundred yards away and High Barnet Underground Station (Northern Line) is approx. 1 mile distant. 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

Set in this attractive former 'Town Hall' building comprising a well presented and spacious **Ground Floor Self-Contained 2 Bed Flat** which includes:

- Own street entrance
- Private Courtyard
- 1 allocated parking space
- Video entryphone system
- Gas central heating
- Oak flooring
- UPVC double glazed sash windows
- Fitted kitchen to include over/hob, microwave & fridge/freezer
- Washer/dryer

2 Bed Flat with Private Courtyard

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

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

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat:

- Kitchen/Dining/Living Room 15'9" x 22'3"
- Bedroom 1 with walk through Dressing Room & en-suite Shower Room } 26'3" x 11'10"
- Bedroom 2 14'4" x 7'4"
- Bathroom/WC
- Utility Room

GIA Approx. 880 sq ft plus Private Courtyard

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 24th June 2006 at an initial ground rent of £250 p.a.

Offered with Full Vacant Possession

Note: There is another similar size 2 bed ground floor flat in the building which is currently on the market at £475,000.

VENDOR'S SOLICITORS

Karis Spyris LLP – Tel: 020 8443 7079
Ref: T. Spyris Esq – Email: terry@karisspyris.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