

FIRST TIME ON THE MARKET FOR APPROX 50 YEARS



SITUATION

Located opposite the junction with Calton Road 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

Comprising an unmodernised **3 Bed Semi-Detached House** planned on ground and first floors. The property includes aluminium framed double-glazed windows to the front, off-street parking as well as a **105 ft deep Rear Garden** which contains a rear **Lean-to Store** and **Pond**. In addition the property has the benefit of a right of way over the rear access road which leads to Longmore Avenue.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There may be potential to extend the property at the rear and into the loft, subject to obtaining the necessary consents.

**Unmodernised
3 Bed House**

The Surveyors dealing with this property are **ELLIOTT GREENE** and **STEVEN GROSSMAN**

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

ACCOMMODATION (measurements to maximum points)

Ground Floor:

Front Room	12'9" × 15'9"
<i>interconnects with</i>	
Rear Room	11'5" × 12'1"
Kitchen/Breakfast Room	6'10" × 19'10"
Conservatory	10'1" × 7'8"

First Floor:

Bedroom 1	12'2" × 16'6"
Bedroom 2	12'3" × 12'4"
Bedroom 3	6'5" × 7'11"
Bathroom	
Separate WC	

Total GIA Approx. 1,185 sq ft plus Rear Garden

Note 2: 4 or 6 week completion available – see Special Conditions of Sale.



VENDOR'S SOLICITORS

Norton Peskett – Tel: 01986 835 632
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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