

6 WEEK COMPLETION



SITUATION

Located in this cul-de-sac accessed via Netherlands 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

Comprising an unmodernised 1960's built **3 Bed Semi-Detached House** planned on ground and first floors.

The property includes an integral **Garage**, off-street parking and a **Rear Garden**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

**Vacant Unmodernised
3 Bed House**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

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

ACCOMMODATION (measurements to maximum points)

Ground Floor:

Reception Room 1	13'3" x 12'9"
Reception Room 2	19'0" x 9'10"
Kitchen	12'1" x 8'8"
WC	

First Floor:

Bedroom 1	11'9" x 11'2"
Bedroom 2	11'9" x 10'7"
Bedroom 3	8'8" x 7'6"
Bathroom/WC	8'2" x 5'9"

Garage

15'9" x 9'3"

GIA Approx. 1,190 sq ft incl. Garage

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

VENDOR'S SOLICITORS

Macroy Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroyward.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