



SITUATION

In this popular residential area nearby to New Southgate Railway Station, Muswell Hill Golf Club and within close proximity to Alexandra Palace. New Southgate lies approximately 8 miles north of Central London.

PROPERTY

Comprising a number of Rear Roadways which provide vehicular access to the abutting houses (approx 120 houses).

VAT is NOT applicable to this Lot

FREEHOLD

(Subject to any rights of way and easements that may exist thereover from the adjoining owners some of whom may have the obligation in their Title Deeds to "pay a proportion of the costs and expenses in keeping the same in good repair and condition such proportion in case of dispute to be settled by the Transfers' Surveyor for the time being whose decision shall be final and binding").

Rear Roadways

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

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

Note 1: The roadways shaded blue exclude mining and mineral rights.

Note 2: Some roadways have been adopted by the Local Authority.

Note 3: Subject to obtaining the necessary consents, there may be potential to advertise on the fence at the end of the service road to the rear of Lower Maidstone Road as this faces the North Circular Road (A406).

Note 4: There may be potential to erect a mobile phone mast on one of the service roads, subject to obtaining the necessary consents.

VENDOR'S SOLICITORS
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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