



**SITUATION**

In a popular location close to Raleigh Drive and local shops including a **Tesco Express**, opposite the local primary school and doctors surgery, in this predominantly residential area with Allotments running directly behind the property. Whetstone is an affluent London suburb being 8 miles north of central London with excellent transport links via Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park Station (Main Line).

**PROPERTY**

Comprising a **3 Bed Semi-Detached House** planned on part lower ground, ground and first floors, occupying a wide plot, with uPVC double-glazed windows throughout, a **50' Rear Garden** and a **Detached Garage**. In addition the property includes a Detached Timber **Summer House** with a mezzanine floor.

**ACCOMMODATION**

**Ground Floor:**

Reception 1	12'10" x 11'6"
Reception 2	11'5" x 13'5"
Kitchen	7'5" x 8'10"
WC	

**First Floor:**

Bedroom 1	10'11" x 13'6"
Bedroom 2	10'0" x 12'10"
Bedroom 3	8'10" x 8'0"
Bathroom/WC	6'0" x 6'0"

**Lower Ground Floor:**

Store Room	9'0" x 7'5"
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**Total GIA Approx. 990 sq ft**

**Plus 160 sq ft Detached Garage and 230 sq ft Summer House**

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on an Assured Shorthold Tenancy to **3 Individuals** for a term of 1 year from 20th August 2017 at a current rent of **£21,600 per annum (£1,800 pcm)** exclusive.

**£21,600 per annum  
with Planning to Extend**

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



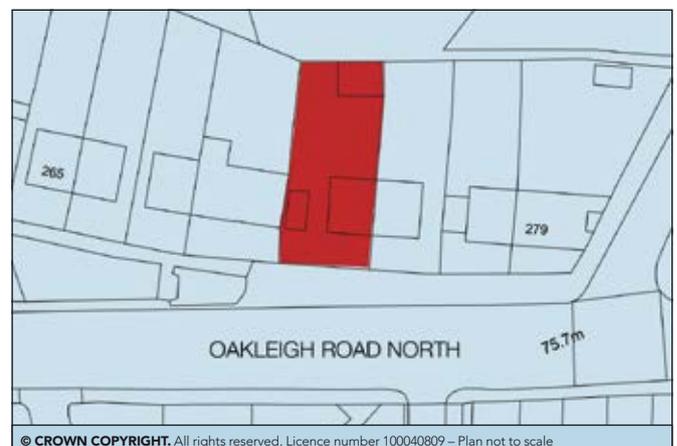
## PLANNING

Planning Permission was granted on 28th April 2017 by Barnet Council for 'Roof extension involving hip to gable, rear dormer window, 2 no. rooflights to front and new gable window to side elevation to facilitate loft conversion' (Planning ref No. 17/2096/192).

Further Planning Permission was granted on 18th September 2017 by Barnet Council for 'Two storey side extension' (Planning ref No. 17/4732/HSE).

In addition a Planning Application was registered on 10th January 2018 for 'Erection of two storey rear extension' which is pending consideration (Planning ref No. 18/0145/HSE).

**Planning Permission documentation and Floor Plans available from Auctioneers.**



## VENDOR'S SOLICITORS

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