



SITUATION

Located on the corner with Glenthorne Road in this popular residential location opposite Princes Park Manor and approximately 7 miles north of central London.

Friern Barnet enjoys excellent road access via the A406 (North Circular Road) and is well served by public transport with New Southgate Station (Overground) and Arnos Grove Station (Piccadilly Line) within walking distance.

PROPERTY

A semi-detached building comprising **2 Self-Contained Flats** planned on ground, first and second floors, each with their own street entrance. In addition, the property includes a **Rear Garden**.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: It appears the ground floor flat has been converted into 3 flats without the Freeholder's formal consent.

Note 2: Refer to Auctioneers for the virtual tour of the 1st / 2nd Floor Flat.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 135A (Ground Floor Flat)	Flat – Not inspected Plus part of Garden	Individual(s)	99 years from 25th December 1977	£25	FRI Valuable Reversion in approx. 54 years.

No. 135
(1st & 2nd Floor Flat)

3 Bedrooms,
Living Room,
Kitchen with sep. WC,
Bathroom

GIA Approx. 1,045 sq ft
Plus part of Garden

VACANT FLAT

In need of modernisation.

There is potential to create additional accommodation in the rear of the second floor as per the adjoining property, subject to obtaining the necessary consents.

Vacant 3 Bed Flat Plus Valuable Reversion

The Surveyors dealing with this property are
Elliott Greene and Steven Grossman

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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