



## SITUATION

Located via a passageway between Nos. 34 and 36 Puller Road within this sought after residential neighbourhood being within close proximity to the varied restaurants and shopping facilities in the High Street and approx. 1 mile from High Barnet Underground Station (Northern Line). High Barnet is a popular north London suburb approx. 12 miles from central London and enjoying easy access to the M25 (Junction 23).

## PROPERTY

Comprising a **3 Bed House** on ground and first floors in need of full modernisation.

In addition, there is external trap door access to a **Basement** and the property includes a **Garden with an Outbuilding**.

## ACCOMMODATION

### Ground Floor

Living/Dining Room	15'4" x 21'10"
Kitchen	14'3" x 12'5"
Bathroom/WC	13'7" x 7'7"

### First Floor

Bedroom 1	15'0" x 11'0"
Bedroom 2	13'5" x 12'4"
Bedroom 3	10'9" x 9'0"

<b>Basement</b>	13'7" x 12'5"
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GIA Approx. 1,285 sq ft incl. Basement

VAT is NOT applicable to this Lot

**FREEHOLD offered with VACANT POSSESSION**

## FURTHER DEVELOPMENT

Certificate of Lawful Use was granted on 23rd September 2021 by the London Borough of Barnet for a 'Roof extension involving side dormer window, 1 no rear and front facing rooflight' which will enable the creation of 2 bedrooms and a bathroom in the roof space.

**The Vendor has proposed converting one bedroom on the first floor into a Bathroom/WC and on completion of the roof extension, this would create a 4 Bed/2 Bath house.**

Plans and Documentation available from the Auctioneers.

**Note 1: No. 6 Puller Road (4 bed fully modernised house) sold for £900,000 in April 2023 (source: Winkworth in Barnet).**

**Note 2: There is a 3 month completion or earlier by mutual agreement.**

**Note 3: Refer to the Auctioneers for the video tour of the house.**

# Unmodernised 3 Bed House with Lawful Use for 2 Bed Roof Extension

The Surveyors dealing with this property are  
**Steven Grossman** and **Nathan Schindler**

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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