



## SITUATION

Located in this cul-de-sac off Oakleigh Park South, within easy walking distance of Oakleigh Park Station (Great Northern & Thameslink), Totteridge & Whetstone Underground Station (Northern Line) and the shops, restaurants, cafés and bars of Whetstone High Road. Whetstone is an affluent and sought-after suburb being approx. 8 miles north of central London.

## PROPERTY

Comprising a **3 Bed Detached House** on ground and first floors. The property includes a **Garage**, a paved **Front Drive** and an 80 foot south-west facing **Rear Garden**.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Front Lounge	11'2"	x	9'6"
Through Lounge/Dining Room	23'4"	x	16'7"
Kitchen/Breakfast Room	23'5"	x	10'4"
WC			

### First Floor

Bedroom 1	12'4"	x	10'5"
Bedroom 2	16'6"	x	12'4"
Bedroom 3	10'4"	x	9'6"
Bathroom	8'3"	x	6'4"
Separate WC			

**GIA Approx. 1,537 sq ft Plus Garage**

VAT is NOT applicable to this Lot

## FREEHOLD offered with VACANT POSSESSION

**Note 1: There is potential to extend the property at the rear and to convert the loft to create a larger 4 Bed House, subject to obtaining the necessary consents. Refer to the Auctioneers for proposed plans.**

**Note 2: Refer to the Auctioneers for the video tour of the property.**

# Vacant Detached 3 Bed House

## Joint Auctioneers

Maunder Taylor  
Tel: 020 8446 0011 Ref: Ben Ewen  
Email: bewen@maundertaylor.co.uk

## Vendor's Solicitors

Eracleous & McKenna LLP  
Tel: 020 8242 5558 Ref: Savvas Eracleous  
Email: savvas@eandmsolicitors.co.uk

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





Rear of Property

