

**BARNETT ROSS ONLINE AUCTION – THURSDAY 20<sup>TH</sup> FEBRUARY 2025**  
**ADDENDUM**

The following Lots have been sold prior:  
7, 8, 10, 11, 20, 22 & 24

The following Lot has been Withdrawn:  
29

**LOT 1 – 124 HEATH ROAD, TWICKENHAM, MIDDLESEX**

Revised Special Conditions of Sale as of 5<sup>th</sup> February are available to download.

**LOT 2 – 278-282 HIGH ROAD, HARROW WEALD, MIDDLESEX**

Revised Special Conditions of Sale as of 5<sup>th</sup> February are available to download.

**LOT 3 – 5 STATION PARADE, WOODTHORPE ROAD, ASHFORD, MIDDLESEX**

Revised Special Conditions of Sale as of 5<sup>th</sup> February are available to download.

**LOT 4 – 737/739 LONDON ROAD, THORNTON HEATH, SURREY**

Flat 2 – The accommodation is '1 bedroom, Living Room/Kitchen, Bathroom/WC'.

**LOT 5 – KANDY COURT, 2 HILLSIDE DRIVE, EDGWARE, MIDDLESEX**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.5% of the purchase price plus VAT towards the Seller's legal costs.

**LOT 6 – 40 GOWTHORPE, SELBY, NORTH YORKSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the purchase price plus VAT towards the Seller's legal and auctioneer costs.

**LOT 14 – 19-20 PORTEN ROAD, BROOK GREEN, LONDON W14**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Seller's legal costs.

**LOT 15 – 21-22 PORTEN ROAD, BROOK GREEN, LONDON W14**

We are now quoting a Guide of £50,000 (reduced from £60,000).

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Seller's legal costs.

**LOT 16 – 23-24 PORTEN ROAD, BROOK GREEN, LONDON W14**

We are now quoting a Guide of £15,000 (reduced from £20,000).

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Seller's legal costs.

**LOT 17 – GARAGES G34-G51 ON HANOVER CLOSE, THE HEXAGON, ANDOVER, HAMPSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £3,000 towards the Seller's costs.

**LOT 18 – 71/73 MYDDLETON ROAD, WOOD GREEN, LONDON N22**

Revised Special Conditions of Sale as of 10<sup>th</sup> February are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £3,500 + VAT towards the seller's legal fees.

**LOT 19 – 36 SURREY STREET, CROYDON, SURREY**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.5% of the purchase price plus VAT towards the Seller's legal costs AND 1.25% of the purchase price plus VAT plus £900 plus VAT towards the Seller's auctioneer fees.

**LOT 23 – 7 COURTLEIGH, BRIDGE LANE, TEMPLE FORTUNE, LONDON NW11**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,800 towards the Seller's legal costs.

**LOT 25 – 92 DUNSTABLE STREET, AMPHILL, BEDFORDSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 plus VAT towards the Seller's legal costs.

**LOT 28 – 69 CARY ROAD, LEYTONSTONE, LONDON E11**

We are now quoting a Guide of £420,000+ (reduced from £450,000+).

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,750 plus VAT towards the Seller's legal costs AND an additional sum equivalent to 1% of the purchase price plus VAT towards the Seller's auctioneer fees AND an additional sum of £500 + VAT towards the auction brochure costs.