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## **Online Auction**

Thursday 22<sup>nd</sup> May 2025  
commencing at 12pm

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## Meet the team.



**John Barnett FRICS**  
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**Jonathan Ross MRICS**  
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**Steven Grossman MRICS**  
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**Samantha Ross**  
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# Order of Sale Thursday 22<sup>nd</sup> May 2025

Commencing 12.00pm

## Lot

1	36/36a Notting Hill Gate		London W11
2	2/2a Jengers Mead	Billingshurst	West Sussex
3	57 Burnt Oak Broadway	Edgware	Middlesex
4	47 Walton Road	East Molesey	Surrey
5	6 Breasy Place, Burroughs Gardens	Hendon	London NW4
6	256-258 Kingsbury Road	Kingsbury	London NW9
7	First & Second Floors, 69 North End	Croydon	Surrey
8	1 Drummond Road	Croydon	Surrey
9	344 St Albans Road	Watford	Hertfordshire
10	340 St Albans Road	Watford	Hertfordshire
11	3 Whytecliffe Road South	Purley	Surrey
12	Flat 4, 1a Kingsgate Avenue	Finchley	London N3
13	Ground Floor Flat, 62 Fairfax Road	Haringey	London N8
14	192a High Street	London Colney	Hertfordshire
15	11 Cedar Road	Enfield	Middlesex



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Contact Jonathan Ross  
[jross@barnettross.co.uk](mailto:jross@barnettross.co.uk)

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Contact John Barnett FRICS  
(Registered Valuer)  
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Contact John Barnett FRICS  
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## SITUATION

Located near the junction with Linden Gardens and amongst such multiple retailers as **Amazon Fresh, Nando's, Boots, M&S Food Hall, Coral, Pret A Manger, NatWest, Snappy Snaps, Leon** and many more.

The property is conveniently situated approx. 125 yards from Notting Hill Gate Underground Station (Central, Circle and District Lines) and is close to Holland Park and Hyde Park in central London.

## PROPERTY

An end of terrace property comprising 2 adjoining buildings with a combined Built Depth of 116 ft:

- **36 Notting Hill Gate (Front Building)** – Ground Floor Shop and Basement with separate access via a gated communal passageway to Self-Contained Offices on the first and second floors.
- **36a Notting Hill Gate (Rear Building)** – Self-Contained Offices on ground and first floors accessed via a gated communal passageway benefitting from both a private entrance as well as sharing the entrance to the Offices in the Front Building. The Offices include uPVC double glazing and gas central heating.



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## 2 Vacant Buildings with Potential Residential Use

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

### Joint Auctioneers

DMA  
Tel: 020 7318 6917 Ref: David Menzies  
Email: dmenzies@dmamaproperty.com

### Vendor's Solicitors

Stepien Lake  
Tel: 020 7467 3030 Ref: Tim Lake  
Email: tim.lake@stepienlake.co.uk

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'**





## ACCOMMODATION

### 36 Notting Hill Gate (Front Building):

#### Ground Floor Shop

Gross Frontage	18'2"
Return Frontage	15'8"
Internal Width	17'4"
narrowing at rear to	8'6"
Shop Depth	53'1"
GIA	Approx. 694 sq ft

#### Basement

GIA	Approx. 764 sq ft incl. WC
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#### First Floor Offices

GIA	Approx. 398 sq ft
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#### Second Floor Offices

GIA	Approx. 406 sq ft incl. WC
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<b>Total GIA of No. 36</b>	<b>Approx. 2,262 sq ft</b>
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### 36a Notting Hill Gate (Rear Building):

#### Ground Floor

GIA	Approx. 1,097 sq ft
incl. Shower/WC, Kitchen & sep. WC	

#### First Floor

GIA	Approx. 1,157 sq ft
incl. Kitchenette & 2 WCs	

<b>Total GIA of No. 36a</b>	<b>Approx. 2,254 sq ft</b>
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<b>Total GIA for Nos. 36 &amp; 36a</b>	<b>Approx. 4,516 sq ft</b>
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VAT is NOT applicable to this Lot

**FREEHOLD offered with VACANT POSSESSION**

## DEVELOPMENT POTENTIAL

- **No. 36 (Front)** – There may be potential to convert the first and second floors into residential use, which could include a rear extension, subject to obtaining the necessary consents.
- **No. 36a (Rear)** – There may be potential to convert the rear building into residential use (possibly 4 Studio Flats or 2 × 2 Bed Flats or 2 × 2 Bed Mews Houses), subject to obtaining the necessary consents.

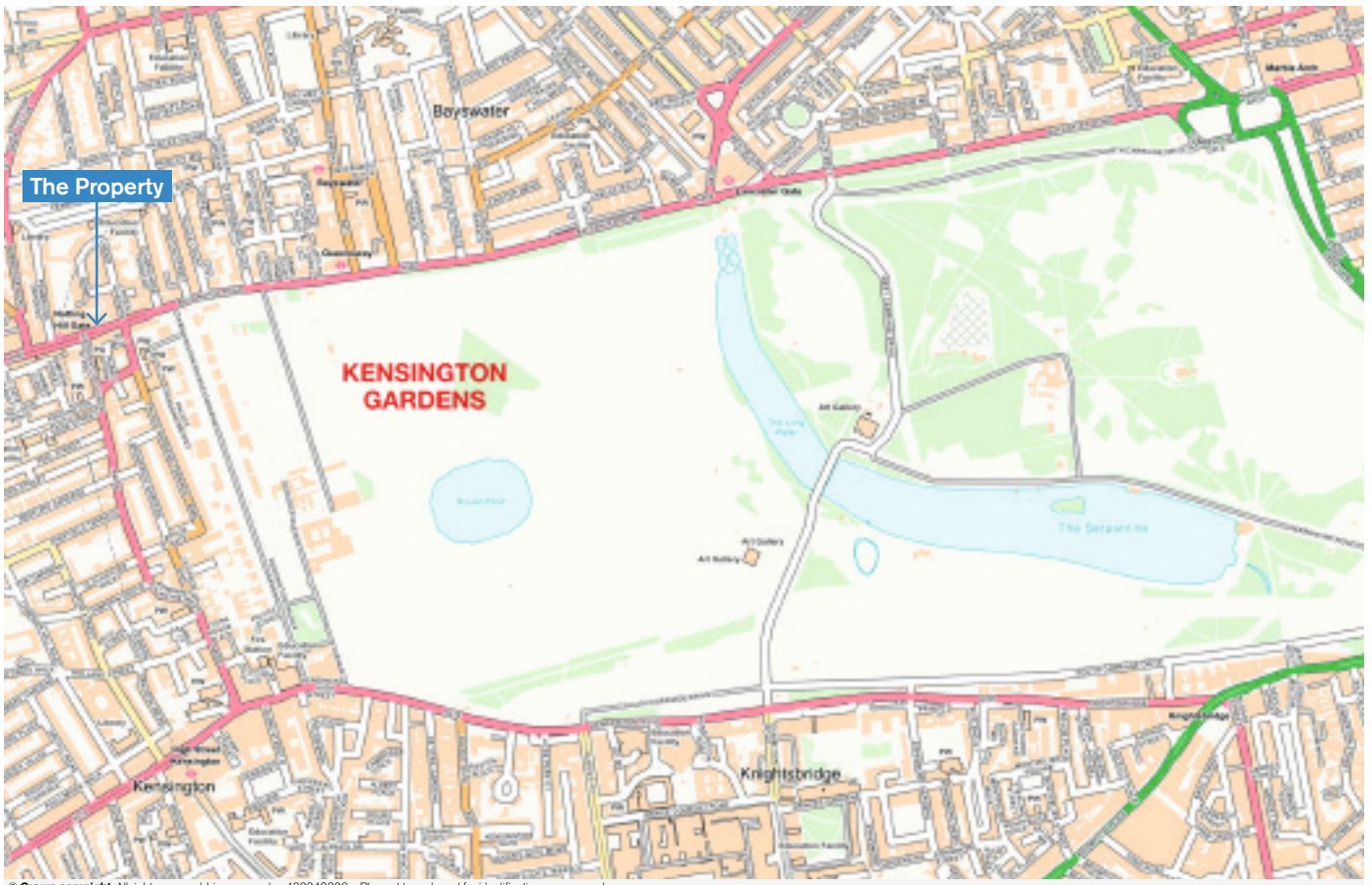
**Refer to the Auctioneers for the Feasibility Studies (which includes floor plans) provided by the Vendor and the Video Tour of the buildings.**

**Note: There is a 6 week completion.**





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## SITUATION

Located just off the High Street in the heart of this attractive village centre serving the surrounding sought after residential area and near to such multiples as **Post Office**, **Morrisons Daily**, **Sainsburys** and **Coral**.

Billingshurst lies on the main A29 some 6 miles south of Horsham, 4 miles north of Pulborough and 15 miles south of Dorking which links with the M25 (Junction 9).

## PROPERTY

Forming part of this fully occupied shopping centre comprising a **Ground Floor Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Garage** in a separate block. The property benefits from a large Public Car Park which serves the shopping parade.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2 (Ground Floor Shop & Garage)	Gross Frontage 17'7" Internal Width 16'7" Shop & Built Depth 37'7" WC <b>Plus Garage No. 2</b>	<b>S. Tang (Nail Salon)</b>	10 years from 30th June 2017	£10,000	Effectively FRI <b>£2,500 Rent Deposit held.</b>
No. 2a (First & Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 810 sq ft	<b>Individual</b>	1 year from 23rd February 2018	£9,600	AST Holding over. <b>In occupation 13 years (see Note).</b>
				<b>Total: £19,600</b>	

**Note: We understand that a similar size 2 bed Flat at 10a Jengers Mead is let at £14,400 p.a.**





**£19,600** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Elliott Greene**

**Vendor's Solicitors**

Russell Cooke

Tel: 020 8789 9111 Ref: Fiona Dos Santos

Email: [fiona.dossantos@russell-cooke.co.uk](mailto:fiona.dossantos@russell-cooke.co.uk)

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'**



## SITUATION

Opposite the junction with Watling Avenue in this established shopping centre, amongst such multiples as **Costa Coffee, Poundland, Paddy Power, Ladbrokes, Merkur Slots, Oxfam, Poundstretcher, Coral** and a host of established traders being within close proximity of Burnt Oak Underground Station (Northern Line).

Edgware is a popular north-west London suburb located approximately 9 miles from central London with good access to the M1 and M25 motorways.

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant	Gross Frontage 23'10" Internal Width 18'9" Restaurant Depth 36'0" Built Depth 51'10" WC	<b>Costica Hrisca (Gurmandu' Traditional Romanian Restaurant – see Note 1)</b>	25 years from 29th September 2015	£24,000	FRI <b>Rent Reviews September 2025 &amp; 5 Yearly</b>
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	<b>2 Individuals</b>	1 year from 26th March 2025	£18,000	AST
Second Floor Flat <sup>1</sup>	3 Rooms, Kitchen, Bathroom/WC	<b>3 Individuals</b>	1 year from 18th March 2025	£20,400	AST
				<b>Total: £62,400</b>	

<sup>1</sup>Not inspected by Barnett Ross.

**Note 1: The tenant of the Restaurant has currently closed the premises as he was investigating the possibility of opening up the dividing wall between No. 57 and No. 55 which he also occupies, in order to create a large triple convenience store. He is no longer pursuing this option due to cost and therefore now plans to either sell the Restaurant lease or re-open the business.**

The rent is paid quarterly and is fully up to date.

## PROPERTY

A mid-terrace building comprising a **Ground Floor Restaurant** with separate front and rear access to **2 Self-Contained Flats** on first and second floors ([see Note 2](#)).

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note 2: There is only front access to the second floor flat.**





Interior view of restaurant

**£62,400** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

**Vendor's Solicitors**

Curwens Solicitors

Tel: 020 8446 5511 Ref: jayshree Pankhania

Email: jayshree.pankhania@curwens.co.uk

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**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## SITUATION

Occupying a prominent location on this busy retail thoroughfare close to its junction with School Road amongst a variety of established local traders together with branches of **Tesco, Poundland** and **Subway**. Situated on the River Thames, East Molesey is an attractive residential area located 3 miles north of Esher and 4 miles south of Kingston-upon-Thames, close to Hampton Court and approximately 17 miles from Central London.

## PROPERTY

Forming part of a mid terrace property comprising a **Ground Floor Shop**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	21'0"
Internal Width	20'8"
Shop Depth	27'2"
Built Depth	44'2"
WC	

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 999 years from completion at a peppercorn.**

**Offered with Vacant Possession**

**Note 1: The shop was previously let at £15,000 per annum.**

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

# Vacant Shop

The Surveyors dealing with this property are  
**Jonathan Ross** and **Elliott Greene**

## Vendor's Solicitors

Russell Cooke LLP  
Tel: 020 8394 6583 Ref: Fiona Dos Santos  
Email: fiona.dossantos@russell-cooke.co.uk

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'**



View along Walton Road



Interior of Shop





## SITUATION

Located off The Burroughs within this gated development and near to Hendon Town Hall and Middlesex University and within close proximity to the A41 Watford Way.

The area is well served by good public transport being less than ½ mile from Hendon Central Underground Station (Northern Line) and there are nearby local shopping facilities on the Watford Way and Brent Street along with Brent Cross Shopping Centre being approx. 1 mile distant.

Hendon is a popular sought after suburb which lies approx. 8 miles north-west of central London.

## PROPERTY

Comprising a **Self-Contained Office Building** on ground and first floors and benefiting from the following amenities:

- Main gate linked entry phone
- uPVC double glazing
- Air conditioning
- LED lighting
- Power & data points
- Fitted cupboards
- Kitchenette
- 2 WCs

In addition, the property includes the **right to use 1 parking space**.

## ACCOMMODATION

### Ground Floor

GIA Approx. 500 sq ft

### First Floor

GIA Approx. 460 sq ft

**Total GIA Area Approx. 960 sq ft**

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: There may be potential to convert the property into Live/Work or Residential Use, subject to obtaining the necessary consents.**

**Note 2: There is a 6 week completion.**

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

## Vacant Self-Contained Office Building

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

### Joint Auctioneers

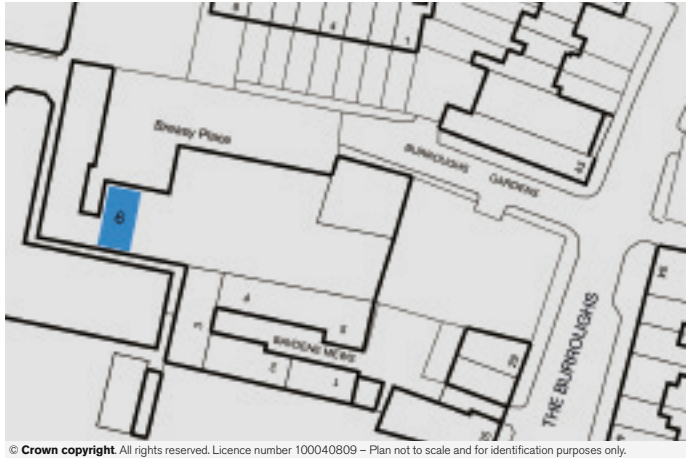
Saul Gerrard Surveyors  
Tel: 020 8203 2012 Ref: Saul Gerrard  
Email: saulg@sgsurveyors.co.uk

### Vendor's Solicitors

McCarthy Denning  
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**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**







## SITUATION

Located close to the busy junction with Roe Green within this popular north-west London Suburb amongst a variety of independent retailers. Kingsbury Underground Station (Jubilee Line) lies less than 1 mile distant.

Kingsbury enjoys easy access to the A5 Edgware Road and the A406 North Circular Road at its intersection with the M1 (Junction 1) some 8 miles north-west of central London.

## PROPERTY

A mid terraced building comprising a **Double Ground Floor Restaurant** with separate rear access to a **Self-Contained 2 Bed Flat** on the right hand section of the first floor.

In addition, there is a rear service road allowing vehicular access for unloading together with lay-by parking at the front.

## ACCOMMODATION

### Ground Floor Restaurant (82 covers)

Gross Frontage 35'8"  
Internal Width 35'1"  
Restaurant Depth 45'1"  
Restaurant Area Approx. 1,485 sq ft  
2 WCs

### First Floor Flat

3 Bedrooms, Kitchen, Bathroom/WC  
GIA Approx. 600 sq ft

VAT is NOT applicable to this Lot

## TENURE

Held on 3 separate Leases each for a term of 189 years from 1st March 1984 (thus having approx. 148 years unexpired) at a total ground rent of £180 p.a.

## TENANCY

The property is let on a full repairing and insuring lease to **W. A. Sheikh as an Indian Restaurant** for a term of 15 years from 29th September 2022 at a current rent of **£44,000 per annum** exclusive.

### Rent Reviews 2027 and 2032

**Note 1: The tenant has been trading at the property for over 20 years.**

**Note 2: We are informed that the flat is occupied by staff.**

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

**£44,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Steven Grossman**

### Vendor's Solicitors

Osmond & Osmond  
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## SITUATION

Located at the junction with Drummond Road on the pedestrianised section of North End in the heart of Croydon's retail centre being opposite **JD Sports**, adjacent to **Vodafone** amongst other multiple retailers such as **Deichmann, Foot Locker, Greggs, Tesco Express, Vision Express, Holland & Barrett, Card Factory** and many more. The area is well served by public transport with West Croydon Station (Southern) and West Croydon Tramstop and Bus Station all in close proximity.

Croydon is a principal retail centre approx. 9 miles south of central London being adjacent to the A23 which gives direct access to the National Motorway Network via the M23 and M25.

## PROPERTY

Forming part of a corner building comprising a **Self-Contained Commercial Upper Part** on first and second floors, accessed from its own ground floor entrance on Drummond Road.

**Refer to the Auctioneers for the Floor Plans and the Video Tour of the property.**

## ACCOMMODATION

### First Floor

Area Approx. 539 sq ft

WC

### Second Floor

Area Approx. 574 sq ft

WC

### Total Area

Approx. 1,113 sq ft

Approx. 1,625 sq ft

**VAT is applicable to this Lot**

## TENURE

**Leasehold for a term of 999 years from completion at a peppercorn ground rent.**

**Offered with Vacant Possession**

**Note 1: The Upper Part was previously let at £19,000 p.a.**

**Note 2: There may be potential to convert the first and second floors in to Residential Use, subject to obtaining the necessary consents.**

**Note 3: The single storey retail unit to the rear of the property (1 Drummond Road) is also being offered for sale in this auction – see Lot 8.**

# Vacant Upper Part

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

## Joint Auctioneers

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Email: michael.angus@hsedwards.co.uk



## Vendor's Solicitors

Keystone Law  
Tel: 020 3319 3700 Ref: Graham Goldspink  
Email: graham.goldspink@kestonelaw.co.uk

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'**









## SITUATION

Located close to the junction with the pedestrianised section of North End in the heart of Croydon's retail centre nearby such multiple retailers as **JD Sports, Vodafone, Deichmann, Foot Locker, Greggs, Tesco Express, Vision Express, Holland & Barrett, Card Factory** and many more.

The area is well served by public transport with West Croydon Station (Southern) and West Croydon Tramstop and Bus Station all in close proximity.

Croydon is a principal retail centre approx. 9 miles south of central London being adjacent to the A23 which gives direct access to the National Motorway Network via the M23 and M25.

## PROPERTY

Comprising a **Single Storey Ground Floor Shop.**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	17'2"
Built Depth	24'1"

**VAT is applicable to this Lot**

## TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

## TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **Juice IT Limited (not currently trading – see Notes 1 & 2)** for a term of 10 years from 20th May 2020 (excl. s24-28 of the L & T Act 1954) at a current rent of **£9,800 per annum inclusive of VAT (£8,166.67 plus VAT).**

### Rent Review 20th May 2025

**Note 1: The tenant is not currently trading and owes rent totalling approx. £48,310 including VAT and buildings insurance premiums totalling £1,084.84. The Purchaser will not be liable to pay these arrears to the Freeholder and on completion, the Purchaser will be assigned the benefit of these arrears at no additional cost.**

**Note 2: The arrears position stated in Note 1 above may provide grounds to obtain vacant possession – Applicants should take their own legal advice in this respect.**

**Note 3: There maybe potential to convert the property into alternative uses including Residential, subject to obtaining possession and the necessary consents.**

**Note 4: The first and second floors of the adjoining property (69 North End) is also being offered for sale in this auction – see Lot 7.**

**£9,800 p.a. incl. VAT  
(see Notes 1 & 2)**

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

### Joint Auctioneers

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Tel: 020 8688 8313 Ref: Michael Angus  
Email: michael.angus@hsedwards.co.uk



### Vendor's Solicitors

Keystone Law  
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Email: graham.goldspink@keystonelaw.co.uk

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'**







## SITUATION

Located near to the junction with Windsor Road on this retail and commercial artery which is ideal for attracting both local and passing trade and amongst a host of independent traders all serving the surrounding residential population.

Watford North Station (London Northwestern) is approx. ½ mile distant and Watford town centre lies approx. 1¼ miles to the south.

Watford is approx. 16 miles north-west of central London benefitting from good links via the A41 to the M1 (Junction 5) and the M25 (Junction 19).

## PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop**.

## ACCOMMODATION

### Ground Floor Shop

Internal Width	7'11"
Shop & Built Depth	33'0"
WC	

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 999 years (less 3 days) from May 2025 at a peppercorn ground rent.



## TENANCY

The property is let on a full repairing and insuring lease to **N. Moukuta** as a **Tattoo Studio** for a term of 5 years from 16th August 2024 at a current rent of **£12,000 per annum** exclusive.

**There is a £6,000 Rent Deposit held.**

**Note: No. 340 St Albans Road is also being offered for sale in this Auction – see Lot 10.**

**£12,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Jonathan Ross**

## Vendor's Solicitors

Russell Cooke LLP

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\*Refer to points 9 and 10 in the 'Notice to all Bidders'









## SITUATION

Located near to the junction with Windsor Road on this retail and commercial artery which is ideal for attracting both local and passing trade and amongst a host of independent traders all serving the surrounding residential population.

Watford North Station (London Northwestern) is approx. ½ mile distant and Watford town centre lies approx. 1 ¼ miles to the south.

Watford is approx. 16 miles north-west of central London benefitting from good links via the A41 to the M1 (Junction 5) and the M25 (Junction 19).

## PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop**.

## ACCOMMODATION

### Ground Floor Shop

Internal Width	8'10"
widening at rear to	10'1"
Shop & Built Depth	31'8"
WC	

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 999 (less 3 days) years from May 2025 at a peppercorn ground rent.



## TENANCY

The property is let on a full repairing and insuring lease to **Napolean-Ansah Djan as an Afro Caribbean Grocery Store** for a term of 5 years from 16th July 2024 (**in occupation for approx. 10 years**) at a current rent of **£10,000 per annum** exclusive.

**There is a £3,750 Rent Deposit held.**

**Note: No. 344 St Albans Road is also being offered for sale in this Auction – see Lot 9.**

**£10,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Jonathan Ross**

## Vendor's Solicitors

Russell Cooke LLP

Tel: 020 8394 6245 Ref: Brooke Clark

Email: brooke.clark@russell-cooke.co.uk

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'







## SITUATION

Located amongst a host of independent retailers in the town centre, close to the junction with High Street and the A22 (Godstone Road) and less than 100 yards from Purley Rail Station, (the entrance of which is diagonally opposite), all serving the surrounding residential population.

Purley lies 3 miles south of Croydon and 12 miles south of central London.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary/Store** on the first floor.

In addition, the property includes a **Front Forecourt** used as a seating area.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Shop

Gross Frontage 13'3"

Built Depth 22'0"

### First Floor

Ancillary/Store Area Approx. 185 sq ft

<sup>1</sup>Not inspected by Barnett Ross. Area taken from VOA.

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Hamid Ghaffari as a Greek Gyro Take-Away** for a term of 20 years from 25th September 2024 at a current rent of **£19,000 per annum** exclusive.

Rent Reviews 2029 & 5 yearly.

**Note: There is a £9,500 Rent Deposit held.**

**£19,000** per annum

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

## Vendor's Solicitors

Hugh Jones LLP

Tel: 020 8346 2236 Ref: Birshen Aktan

Email: b.aktan@hugh-jones.co.uk

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'









## SITUATION

Located close to the junction with Beechwood Avenue in this sought-after and affluent residential area ideally situated between Finchley Central and Temple Fortune, approximately 6 miles north of Central London.

## PROPERTY

Forming part of this modern detached building comprising a **Self-Contained 2 Bed Penthouse Flat** on the third floor with direct passenger lift access into the flat.

### The property benefits from:

- Fully Fitted Hacker Kitchen, Siemens appliances and quartz work tops
- Underfloor heating with heat pump & independent room thermostats
- Engineered wood floors
- Porcelain flooring
- Sharps fitted furniture
- Bathroom with Grohe & Duravit Fittings
- Video Entryphone
- Jacuzzi bath
- Terrace
- 1 Allocated Parking Space
- Communal Gardens

## ACCOMMODATION (measurements to maximum points)

### Third Floor Penthouse Flat

Bedroom 1 18'6" x 11'11" plus en-suite Bathroom/WC  
Bedroom 2 11'3" x 10'1" plus en-suite Shower Room/WC  
Open Plan  
Living Room/Kitchen 22'9" x 17'4"

**GIA (incl. limited use areas) Approx. 824 sq ft Plus Terrace**

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 999 years from 30th April 2025 at a peppercorn ground rent.**

**Offered with Vacant Possession**

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

# Vacant 2 Bed Penthouse Flat

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

## Vendor's Solicitors

Bracher Rawlins LLP

Tel: 020 7400 1558 Ref: Alex Fenegan

Email: alex.fenegan@bracherrawlins.co.uk

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'**



Plan not to scale and for identification purposes only





# Lot 13

Ground Floor Flat, 62 Fairfax Road,  
Haringey, London N8 0NG

**\*Guide: £230,000+**  
1 Bed Flat let to a Regulated Tenant  
6 week completion



## SITUATION

Located in the sought after 'Haringey Ladder' and in close proximity to the many restaurants, cafés and pubs in and around Green Lanes and Crouch End Broadway as well as the multiple shopping facilities of Wood Green. The area is also well served by various bus routes as well as Turnpike Lane Underground Station (Piccadilly Line) Haringey Station (Overground).

## PROPERTY

Forming part of a mid terraced building comprising a **Self-Contained 1 Bed Flat** on the ground floor which includes gas central heating together with a **Rear Garden**.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor Flat

Bedroom	11'8"	×	9'0"
Living Room	13'9"	×	11'7"
Kitchen	10'10"	×	7'2"
Bathroom/WC	8'10"	×	5'9"

**GIA Approx. 445 sq ft**

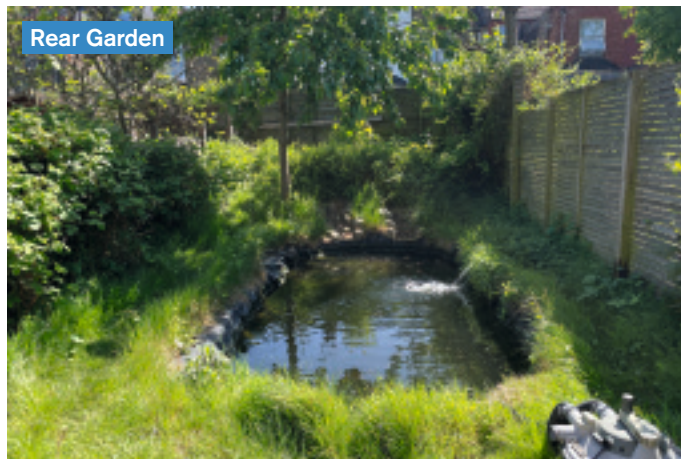
**Plus Rear Garden**

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 200 years from 19th July 2017 (thus having approx. 192 years unexpired) at a ground rent of £100 p.a. rising by £100 every 25 years.

## Rear Garden



## TENANCY

The entire property is let on a **Regulated Tenancy** to an **Individual** at a current rent of **£9,907 per annum** exclusive – **see Note 1**.

**Note 1: The rent was last registered on 21st July 2022 and therefore the rent is now due to be re-registered.**

**Note 2: A 1 bed flat ground floor flat (approx. 388 sq ft) in nearby Lausanne Road is currently on the market for £360,000 (source: Zoopla.co.uk).**

**Note 3: Refer to the Auctioneers for the floor plan of the property.**

**£9,907** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Jonathan Ross**

## Vendor's Solicitors

Carter Lemon Camerons LLP  
Tel: 020 7406 1000 Ref: Prodromos Shakallis  
Email: prodshakallis@cartercamerons.com

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'**



## SITUATION

Located close to the junction with Morris Way within this established local parade nearby a **Tesco Express** and **Ladbrokes** as well as a host of independent retailers. In addition, the **Colney Fields Shopping Park**, which includes **Sainsbury's**, **Marks & Spencer**, **Next**, **Boots** and **Pure Gym**, is approx. 1 mile distant.

London Colney lies approx. 15 miles north of central London enjoying easy access to the M25 (Junction 22), the M1 (Junction 6) and the A1M (Junction 1).

## PROPERTY

Comprising a **2 Bed Self-Contained Duplex Flat** on first and second floors accessed from a rear communal staircase and balcony.

The flat benefits from uPVC double glazing.

## ACCOMMODATION (measurements to maximum points)

### First Floor

Living Room	16'0" x 11'11"
Kitchen	9'9" x 8'8"

### Second Floor

Bedroom 1	10'7" x 9'11"
Bedroom 2	9'10" x 6'11"
Bathroom/WC	10'1" x 5'8"

**GIA Approx. 677 sq ft**

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 77½ years from 25th March 1988 (thus having approx. 40¼ years unexpired) at a current ground rent of £200 p.a. rising to £300 p.a. in 2028.**

**Offered with Vacant Possession**

**Note 1: No. 196a High Street (2 bed flat in the same block with an extended lease) sold for £245,000 in November 2022 (source: [zoopla.co.uk](https://www.zoopla.co.uk)).**

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

# Vacant 2 Bed Flat

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

## Joint Auctioneers

Ian Gibbs  
Tel: 020 8370 4820 Ref: Chris Sanderson  
Email: [c.sanderson@iangibbs.com](mailto:c.sanderson@iangibbs.com)

## Vendor's Solicitors

Singletons Austin Ryder  
Tel: 020 8363 0101 Ref: Robert Selwyn  
Email: [robert.selwyn@singletonsuk.com](mailto:robert.selwyn@singletonsuk.com)

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'**









## SITUATION

Located in this residential area close to the junction with Lime Tree Walk and conveniently situated just a few minutes' walk from Gordon Hill Station (Great Northern), Hilly Fields Park and the various shopping facilities on Lancaster Road and Lavender Hill.

Enfield is a popular suburb approx. 13 miles north of central London and enjoying easy access to the M25 (Junction 25).

## PROPERTY

Comprising a mid-terrace **2 Bed House** on ground and first floors together with a **Rear Garden**.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Reception 1	10'0"	×	9'6"
Reception 2	10'0"	×	9'5"
Kitchen	8'5"	×	7'3"
Sep WC	4'6"	×	3'1"

### First Floor

Bedroom 1	13'1"	×	9'11"
Bedroom 2	13'1"	×	9'6"
Bathroom/WC	8'6"	×	7'3"

**GIA Approx. 733 sq ft plus Rear Garden**

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let to an **Individual** for a term of 1 year from 1st April 2024 (**Holding Over**) at a current rent of **£14,400 per annum (£1,200 pcm)** exclusive.

**Note 1: There is a £1,384.61 Rent Deposit held.**

**Note 2: We understand that 32 Cedar Road (3 Bed Terraced House) is under offer at around £500,000.**

**£14,400** per annum

The Surveyors dealing with this property are  
**John Barnett and Rocco Kay**

### Joint Auctioneers

Williamson Dace Brown  
Tel: 020 8886 4407 Ref: Thomas Dace  
Email: thomas@wdbproperty.co.uk

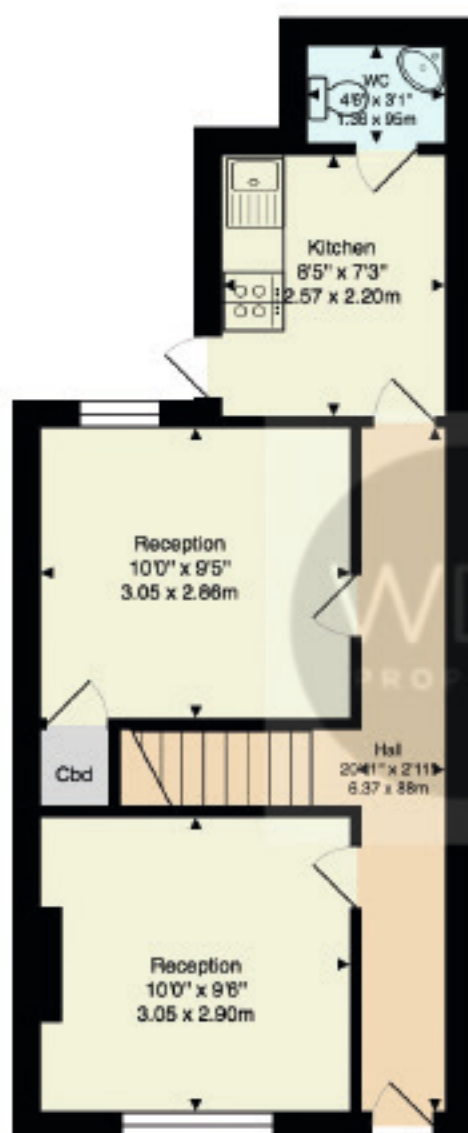
### Vendor's Solicitors

PWW Solicitors  
Tel: 020 7821 8211 Ref: Christopher Perkins  
Email: cperkins@pwwsolicitors.co.uk

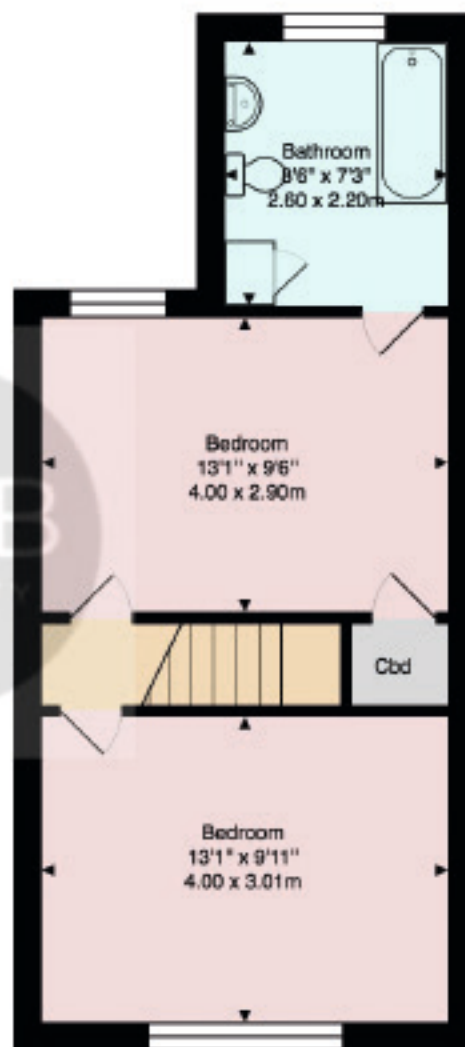
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**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## 11 Cedar Road, EN2



Ground Floor



First Floor

Approx. Gross Internal Area: 733 ft<sup>2</sup> ... 68.1 m<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

**Barnett  
Ross**

**Auctioneers**

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# The list is still open for the next main Barnett Ross Auction on 16<sup>th</sup> July 2025.

However, if you need an earlier or later sale, we can offer a Bespoke Auction where you can pick an auction date that suits you.



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**If you would like to sell your property in our  
Wednesday 16<sup>th</sup> July Auction, we will  
need your instructions soon.**

To register your property, or for a free, no obligations appraisal, please call us on 020 8492 9449 or email [sgrossman@barnettross.co.uk](mailto:sgrossman@barnettross.co.uk).



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