



SITUATION

Located close to the junction with Mowbray Road in this highly sought after residential area, being just a short walk from **PureGym** as well as the shopping facilities in East Barnet Road which includes a **Sainbury's Supermarket**.

New Barnet Main Line Station (Great Northern) is less than 200 yards away and High Barnet Underground Station (Northern Line) is approx. 1 mile distant.

New Barnet is a popular north London suburb located between High Barnet and Whetstone some 11 miles from central London with easy access to the M25 (Junction 23).

PROPERTY

A semi-detached late Victorian 3 storey building comprising **Offices** on ground and part first floors with **Residential Accommodation** on part first and second floors.

In addition, there is a **Large Rear Garden** and communal front drive which provides **private parking for 3 cars**.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There is a 6 week completion.

Note 2: Refer to the Auctioneers for the floor plans and video tour of the property.

ACCOMMODATION

Ground Floor Offices

Office 1	12'6" x 16'5"
Office 2	15'9" x 13'1"
Office 3	12'0" x 12'6"
Office 4	12'2" x 12'6"

WC

GIA

Approx. 924 sq ft

First Floor Offices & Residential

Office 1	12'0" x 8'2"
Office 2	12'2" x 6'7"
Kitchen	9'10" x 9'2"
Store Room	6'2" x 3'11"
Residential Room 1	12'6" x 16'5"
Residential Room 2	15'9" x 13'1"

GIA

Approx. 952 sq ft

Second Floor Residential

Bedroom 1	9'9" x 13'1"
Bedroom 2	16'5" x 13'1"
Bedroom 3	9'4" x 12'6"
Shower Room/WC	

GIA

Approx. 681 sq ft

**Total GIA
plus Loft Area**

Approx. 2,557 sq ft

Approx. 524 sq ft

Vacant Office/Residential Building with potential for Full Residential Conversion

Vendor's Solicitors

Seddons-GSC

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