



SITUATION

Located at the junction with Holyrood Road in this highly sought after residential area which lies approximately 1/3 mile from Oakleigh Park Main Line Station and 1 1/2 miles from High Barnet Underground Station (Northern Line).

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

Situated on a wide corner plot comprising a **3 Bed Semi-Detached House** on ground and first floors. The property includes uPVC double glazing, gas central heating and **a wide Front and Rear Garden** which provides for potential development – see 'PLANNING' section.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Lounge	15'2"	×	12'8"
Dining Room	12'9"	×	10'4"
Kitchen	17'0"	×	8'0"
Lean-to Workshop	11'6"	×	10'0"
2 Store Rooms			

First Floor

Bedroom 1	15'10"	×	12'3"
Bedroom 2	12'6"	×	10'6"
Bedroom 3	8'3"	×	6'5"
Bathroom	8'2"	×	5'7"
Separate WC			

Total GIA Approx. 1,106 sq ft plus Lean-to Workshop

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

- Certificate of Lawful Use or Development was granted on 19th May 2017 by the London Borough of Barnet for 'Part single, part two storey rear extension. Roof extension involving hip to gable, rear dormer window, 3no. rooflights to front and new window to side elevation to facilitate a loft conversion.' Ref: 16/7143/192.

This Certificate would facilitate the conversion of the property to a 6 bed house.

- Planning Permission was granted on 28th August 2019 (now lapsed) by the London Borough of Barnet for 'Part single, part two storey side and rear extensions.' Ref: 19/2946/HSE.

This Permission would facilitate the conversion of the property to a 5 bed house.

Refer to the Auctioneers for all Planning documentation.

Note 1: There may be potential to create off-street parking, subject to obtaining the necessary consents.

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

Vacant 3 Bed House

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

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'**

Vendor's Solicitors

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View from Rear Garden



Floor plans not to scale and for identification purposes only.