

BARNETT ROSS ONLINE AUCTION – THURSDAY 10TH SEPTEMBER 2026
ADDENDUM

The following Lots have been sold prior:

4, 7, 15 & 20

The following Lots have been Withdrawn:

13 & 21

LOT 1 – 474-476 FULHAM ROAD, FULHAM, LONDON SW6

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 auction expenses.

LOT 2 – 849, 849A & 849B HIGH ROAD, NORTH FINCHLEY, LONDON N12

Contrary to the Special Conditions of sale, the deposit will be held as agent for the vendor and not as stakeholder.

The 'Tenancies' section on page 1 of the special conditions should now read:

'Lease dated 17 December 2019 and made between Jane Arabella Mary Stafford (1) and Unal Ozdemir (2) as varied by a Licence for Alterations dated 25 September 2025 and Deed of Change of Use dated 25 September 2025.'

LOT 3 – 59 DAWS LANE, MILL HILL, LONDON NW7

The Special Conditions of Sale provide that the Purchaser is to pay the additional sum of £750 + VAT towards the Seller's legal costs.

LOT 6 – 278-282 HIGH ROAD, HARROW WEALD, MIDDLESEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 2% of the purchase price plus VAT towards the Seller's legal costs.

LOT 9 – 33 CHURCH HILL ROAD, EAST BARNET, HERTFORD

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

First & Second Floor Flat – The ground rent is £50 p.a. increasing by £50 p.a. every 25 years.

LOT 10 – 4 MOTE PARK SHOPPING CENTRE, EGREMONT ROAD, BEARSTED, MAIDSTONE, KENT

The postal address of the property is 27 Egremont Road, Bearsted, Maidstone, Kent.

The 2022 rent review has not yet been actioned.

LOT 11 – 144 TURVES ROAD, CHEADLE HULME, CHESHIRE

The property was let to A. U. Rehman who sublet to F. Syed from 8th June 2021 to 2nd July 2023 – see sub-underlease in the legal pack. F. Syed is still in occupation and paying rent of £8,600 p.a. direct to the Vendor's managing agents. F. Syed has advised the managing agents that A. U. Rehman has left the UK. Accordingly, the Buyer purchases with this knowledge. There are no current arrears.

LOT 12 – 105 ST MARY STREET, WEYMOUTH, DORSET

The Special Conditions of Sale provide that the Purchaser is to pay the additional sum of £2,500 + VAT towards the Seller's legal costs.

LOT 14 – 88 HAMPDEN WAY, SOUTHGATE, LONDON N14

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

LOT 17 – 38 CHURCHILL PLACE, SANDRIDGE CLOSE, HARROW, MIDDLESEX

The Special Conditions of Sale provide that the Purchaser is to pay the additional sum of £2,500 + VAT towards the Seller's legal costs.

LOT 18 – 43 CHURCHILL PLACE, SANDRIDGE CLOSE, HARROW, MIDDLESEX

The Special Conditions of Sale provide that the Purchaser is to pay the additional sum of £2,500 + VAT towards the Seller's legal costs.

LOT 19 – 69 CHURCHILL PLACE, SANDRIDGE CLOSE, HARROW, MIDDLESEX

The Special Conditions of Sale provide that the Purchaser is to pay the additional sum of £2,500 + VAT towards the Seller's legal costs.

LOT 22 – 38 WOOD LANE, KINGSBURY, LONDON NW9

The Special Conditions of Sale provide that the Purchaser is to pay the additional sum of £2,500 + VAT towards the Seller's legal costs.

LOT 23 – 47 BALLS POND ROAD, DALSTON, LONDON N1

The Special Conditions of Sale provide that the Purchaser is to pay the additional sum of £2,400 including VAT towards sales and marketing costs.

The deposit shall be £4,000.