

6 WEEK COMPLETION



SITUATION

In a fast improving residential area, located at the corner of Holly Park Road within the heart of Friern Barnet, close to the shops, bars and restaurants on Friern Barnet Road and Woodhouse Road and just a short distance from New Southgate Mainline Station. In addition, the property is within close proximity to local schools. Friern Barnet is a popular north London suburb approx 8 miles from central London and Princess Park Manor is close by.

PROPERTY

A substantial corner property comprising **3 Self-Contained Furnished Flats** with **Off-Street Parking** for 2 cars. Having been **luxuriously converted by 2008**, the flats are finished to a high standard with Juliette balconies. Each flat has tiled bathroom floors and walls with Jacuzzi baths, fitted kitchens with modern appliances including dishwashers, hobs and fridge freezers, entry phones and satellite television.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor (Flat A)	3 Rooms, Kitchen, Bathroom/WC plus Patio GIA Approx 725 sq ft	2 Individuals	1 year from 5th December 2011	£14,400	AST Tenant's Break after 6 months
First Floor (Flat B)	2 Rooms, Kitchen, Bathroom/WC GIA Approx 565 sq ft	2 Individuals	1 year from 2nd November 2011	£10,920	AST
Second & Third Floor Duplex (Flat C)	3 Rooms with Ensuite Shower/ WC, Kitchen, Bathroom/WC GIA Approx 710 sq ft (incl eaves)	VACANT			

TOTAL

**£25,320 plus
Vacant Duplex
Flat**

**£25,320 per annum Plus
Vacant Duplex Flat**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

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Interior of Flat



Interior of Flat

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: Various furniture, furnishings, fixtures and fittings are included in the sale as per inventories (available from Auctioneers on request).

Note: 2 The Vendor currently owns the Freehold in a Limited Company as well as 3 long leases on the 3 Flats so it is possible that separate sales could be negotiated (contact Auctioneers for further information).

VENDOR'S SOLICITORS

Cooper Whiteman - Tel: 020 7831 5222
Ref: D. Whiteman Esq - Email: davidwhiteman@cooperwhiteman.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts