

**FIRST TIME ON THE MARKET
FOR APPROX 40 YEARS**



The Property

SITUATION

Located close to the junction with Netherlands Road in this highly sought after residential area which lies approximately ½ mile from Oakleigh Park Main Line Station and 1 ¼ 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

A **3 Bed Semi-Detached House** planned on ground and first floors. The property is in need of some modernisation and benefits from gas central heating (not tested) and a **Rear Garden**. The property has the benefit of a right of way over the accommodation road at the back which leads into Dalmeny Road.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant 3 Bed House

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

ACCOMMODATION*

Ground Floor

Front Room 11'7" x 16'0"
intercommunicates with
Rear Room 10'6" x 12'11"
Kitchen/Diner 6'10" x 19'11"

First Floor

Bedroom 1 11'1" x 16'6"
Bedroom 2 11'3" x 12'5"
Bedroom 3 6'5" x 7'10"
Bathroom 6'4" x 6'0"
Separate WC 2'7" x 3'6"

* Rooms sizes to maximum points

Total GIA Approx 1,045 sq ft

Plus 88 ft deep Rear Garden

Note: There is potential to extend the property at the rear and into the loft, subject to obtaining the necessary consents.

George Ecker Independent Chartered Surveyors **JOINT AUCTIONEERS**
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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