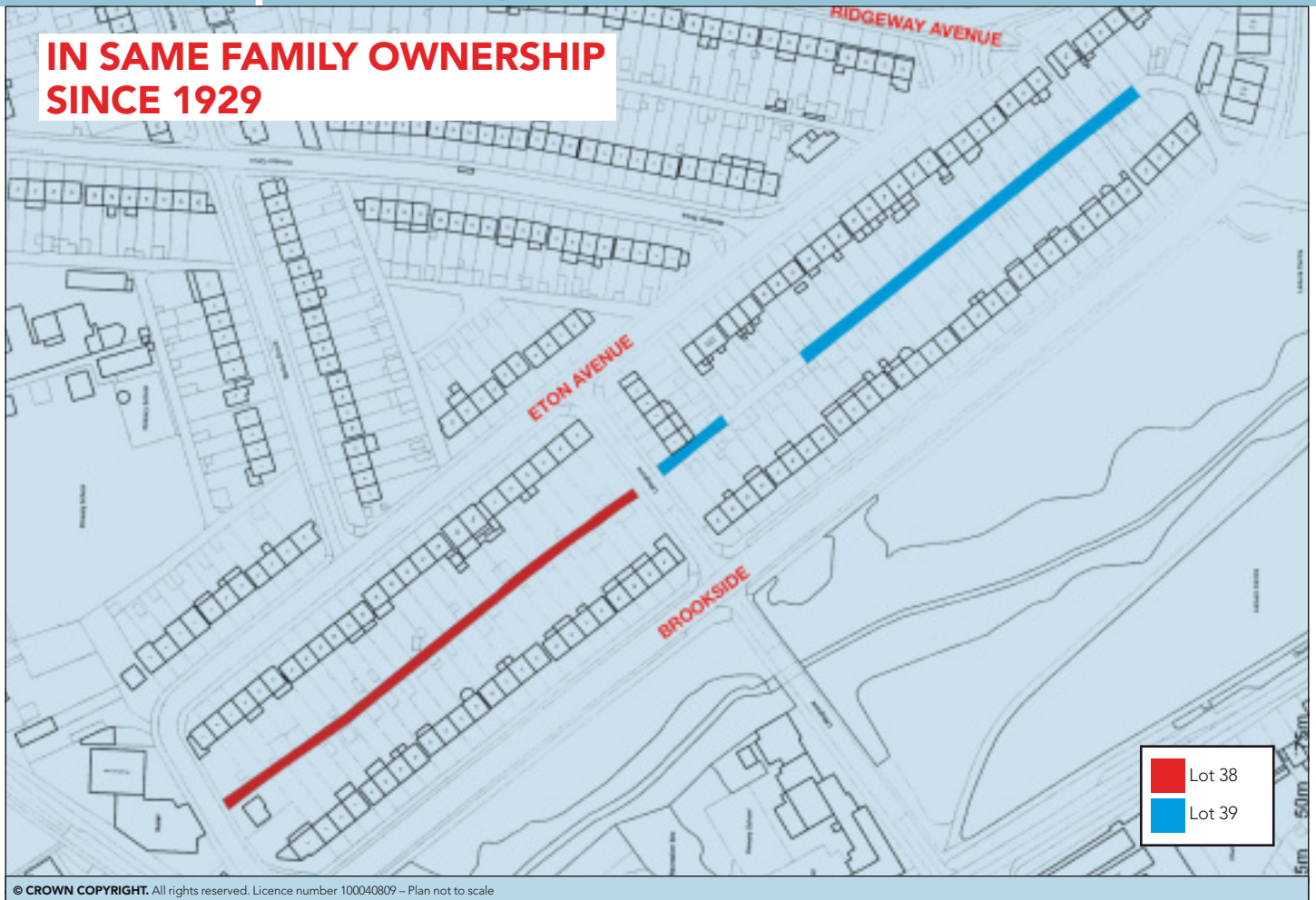


**IN SAME FAMILY OWNERSHIP
SINCE 1929**



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SITUATION

In this popular residential area close to East Barnet Village and Churchill playing fields. The local vicinity is well served by the varied shopping facilities in East Barnet Road and Cat Hill with Oakleigh Park Mainline and Cockfosters Underground (Piccadilly) Stations being in close proximity. East Barnet lies approximately 12 miles north of Central London.

PROPERTIES

Comprising **3 Rear Roadways** which provide vehicular access to the houses abutting on each side.

VAT is NOT payable in respect of these Lots

FREEHOLD (subject to any rights of way and easements that may exist there over from the adjoining owners. The Title Deeds for one of the houses refers to an obligation relating to the roadway to “pay and contribute a fair and reasonable proportion of the costs and expenses in keeping the same in repair such proportion in case of dispute to be settled by the Transferors’ Surveyor for the time being whose decision shall be final and binding”).

Lot	Property & Accommodation
Lot 38 Reserve below £1,000	Roadway r/o 1/47 Brookside and 2/46 Eton Avenue (Abutting 49 houses)
Lot 39 Reserve below £1,000	Roadway r/o 49/109 (excl 57/65) Brookside, 48/84 Eton Avenue & 67/67a Ridgeway Avenue (Abutting 47 houses)

The Surveyors dealing with these properties are
JOHN BARNETT and **NICHOLAS LEIGH**

VENDOR’S SOLICITORS
Roythornes LLP - Tel: 01733 558 585
Ref: J. Williams, Esq - Email: jonathanwilliams@roythornes.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 £500 per lot (including VAT) upon exchange of contracts