



SITUATION

Located close to the junction with Lewes Road in this desirable residential area, within a few hundred yards of a **Large Co-op Supermarket** along with many other local traders serving the local community. The multiple shopping facilities in North Finchley are approx. ½ mile distant and New Southgate Station is approx. 1 mile away. Friern Barnet is situated 8 miles north of central London.

PROPERTY

Comprising an unmodernised **3 Bed Terraced House** planned on ground and first floors. In addition, the property includes **Front and Rear Gardens**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There may be potential to create a Rear Garage accessed from the rear service road, subject to obtaining the necessary consents.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Front Room	12'9"	x	14'6"
Rear Room	11'8"	x	11'5"
Kitchen	7'1"	x	7'0"

First Floor

Bedroom 1	12'6"	x	11'6"
Bedroom 2	11'6"	x	11'6"
Bedroom 3	7'5"	x	8'8"

Bathroom
Separate WC

Total GIA Approx 940 sq ft Plus Rear Garden

Note 2: There may be potential to extend the property at the rear and into the loft, subject to obtaining the necessary consents.

Note 3: A 3 bed house at No. 153 Woodhouse Road sold for £560,000 in Nov. 2014.

Note 4: 6 week completion.

**Unmodernised
3 Bed House**

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

* Refer to Point 9 in the 'Notice to all Bidders' page

JOINT AUCTIONEERS

George Ellis & Sons 12 Ducketts Wharf, South Street,
Bishops Stortford, Hertfordshire CM23 3AR
Tel: 01279 757 000 Ref: J. Chamberlain Esq

VENDOR'S SOLICITORS

Maddersons - Tel: 01992 444 421
Ref: Ms Rima Rampersaud - Email: rima@maddersons.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 (including VAT) upon exchange of contracts