



SITUATION

Located in this affluent and sought after area with views directly over the picturesque Hadley Green and being less than ½ mile from the excellent shopping facilities and restaurants in High Street, Barnet.

The area is served by both High Barnet Underground Station (Northern Line) and Hadley Wood Main Line Station and the M25 (Junctions 23 & 24) are approx. 3 miles distant.

PROPERTY

An attractive **2 Bed House** within a Conservation Area. The property includes:

- Modern Kitchen with oven, fridge/freezer, microwave, integrated coffee maker & glass fronted wine cooler
- Modern Bathroom including walk-in shower
- Fire Place
- Gas Central Heating
- External Store

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

2 Bed House

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

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

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room	18'6" x 14'11"
Kitchen	16'3" x 13'8"
External Store	

First Floor

Bedroom 1	15'4" x 13'11"
Bedroom 2	9'11" x 13'2"
Bathroom/WC	7'10" x 9'2"

GIA Approx. 935 sq ft plus External Store



View from the Property



JOINT AUCTIONEERS
Martyn Gerrard – Tel: 020 8440 2444
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VENDOR'S SOLICITORS
Mayo Wynne Baxter - Tel: 01798 875 358
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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 £500 (including VAT) upon exchange of contracts

