

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



The Property

**SITUATION**

Located close to the junction with Dalmeny 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**

Comprising an unmodernised **3 Bed Semi-Detached House** planned on ground and first floors. The property includes off-street parking, uPVC double glazing as well as a **Rear Garden**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note 1: There may be potential to extend the property at the side, rear and into the loft, all of which is subject to obtaining the necessary consents.**

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor:**

Front Room	12'7" × 16'3"
<i>intercommunicates with</i>	
Rear Room	11'5" × 12'9"
Kitchen	7'8" × 19'7"

**First Floor:**

Bedroom 1	12'0" × 16'6"
Bedroom 2	12'1" × 12'5"
Bedroom 3	6'6" × 8'0"
Bathroom	6'5" × 6'0"
Separate WC	3'7" × 2'8"

**Total GIA Approx 1,108 sq ft**

**Plus Rear Garden**

**Note 2: 6 Week Completion**

**Unmodernised  
3 Bed House**

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

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



**JOINT AUCTIONEERS**

George Eckert – Tel: 020 8883 3232  
Ref: Ms Anna Eckert – Email: anna@eckert.co.uk

**VENDOR'S SOLICITORS**

Male & Wagland – Tel: 01707 657 171  
Ref: R. Male, Esq – Email: rcm@mwlaw.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