



**SITUATION**

In this popular residential area close to Wood Street and approx. 1 mile from High Barnet Underground Station (Northern Line) and the multiple shopping facilities in the High Street.

**PROPERTY**

A **3 Bedroom House** which has an additional **Self-Contained Ground Floor 1 Bed Flat** with side entrance. In addition, the property benefits from **off street parking** at the front and a **Rear Garden** with an **Outbuilding (Approx 10' x 20')**.

VAT is NOT payable in respect of this Lot

**ACCOMMODATION**

**3 Bed House:**  
(Refer to Auctioneers for Room Dimensions & Floor Areas)

**Ground Floor**

2 Rooms, Kitchen

**First Floor**

3 Bedrooms, Bathroom/WC

**1 Bed Ground Floor Flat:**

Bedroom, Living Room, Kitchen, Bathroom/WC

Area Approx. 350 sq ft

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note: The House and the Flat were previously sublet up until recently at a total rent of £29,400 p.a.**

**Vacant 3 Bed House  
and  
1 Bed Flat**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **NICHOLAS LEIGH**

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

**VENDOR'S SOLICITORS**

Macroy Ward - Tel: 020 8440 3258  
Ref: Ms Martina Ward - Email: martina@macroyward.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