



**SITUATION**

Located close to the corner with High Road which is well served by local and multiple retailers, being approx. ½ mile from East Finchley Underground Station (Northern Line), a short distance from the North Circular Road (A406) and midway between Hampstead Garden Suburb and Muswell Hill.

**PROPERTY**

Comprising an unmodernised **2 Bed Self-Contained Maisonette** on the first floor of this detached block, accessed via a side entrance with its own front door. The maisonette includes gas central heating, entry phone, uPVC replacement windows, a **Private Rear Garden** and vehicular access to a **Garage**.

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

**ACCOMMODATION** (Measurements to maximum points)

**First Floor Maisonette**

Bedroom 1	11'10" x 14'1" into Bay
Bedroom 2	8'6" x 11'3"
Living Room	11'9" x 15'6"
Kitchen	8'6" x 15'6" (max)
Bathroom/WC	8'5" x 5'4"

GIA Approx. 645 sq ft

**Rear Garden 45' Deep**

**Lock up Garage 14'4" x 8'**

**TENURE**

**Leasehold for a term of 189 years from 25th December 1977 at a peppercorn ground rent.**

**Offered with FULL VACANT POSSESSION**

**Vacant Unmodernised  
2 Bed Maisonette**

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**  
Macrory Ward - Tel: 020 8440 3258  
Ref: Ms Martina Ward - Email: martina@macroryward.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