

**6 WEEK COMPLETION**



**SITUATION**

Located in this cul-de-sac accessed via Netherlands Road in this highly sought after residential area which lies approximately 1/3 mile from Oakleigh Park Main Line Station and 1 1/2 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 1960's built **3 Bed Semi-Detached House** planned on ground and first floors.

The property includes an integral **Garage**, off-street parking and a **Rear Garden**.

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

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant Unmodernised  
3 Bed House**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

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

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor:**

Reception Room 1	13'3" x 12'9"
Reception Room 2	19'0" x 9'10"
Kitchen	12'1" x 8'8"
WC	

**First Floor:**

Bedroom 1	11'9" x 11'2"
Bedroom 2	11'9" x 10'7"
Bedroom 3	8'8" x 7'6"
Bathroom/WC	8'2" x 5'9"

**Garage**

15'9" x 9'3"
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**GIA Approx. 1,190 sq ft incl. Garage**

**Note: 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.**

**VENDOR'S SOLICITORS**

Macrocy Ward - Tel: 020 8440 3258  
Ref: Ms Martina Ward – Email: [martina@macrocyward.co.uk](mailto:martina@macrocyward.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