



SITUATION

In this popular residential area close to East Barnet Village and Churchill playing fields. The local vicinity is well served by the varied shopping facilities in East Barnet Road and Cat Hill with Oakleigh Park Mainline and Cockfosters Underground Stations being in close proximity. East Barnet lies approximately 12 miles north of central London.

PROPERTY

Comprising a **Rear Roadway** which provides vehicle access to the 49 houses abutting on each side in Brookside and Eton Avenue.

VAT is NOT applicable to this Lot

FREEHOLD (subject to any rights of way and easements that may exist there over from the adjoining owners. The Title Deeds for one of the houses refers to an obligation relating to the roadway to "pay and contribute a fair and reasonable proportion of the costs and expenses in keeping the same in repair such proportion in case of dispute to be settled by the Transferors' Surveyor for the time being whose decision shall be final and binding"). The other Title Deeds have not been inspected.

Roadway

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
 W H Matthews – Tel: 020 7251 4942
 Ref: D. Bristow – Email: davidbristow@whmatthews.com

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