



**SITUATION**

Located just off St Vincent's Way which connects with the Barnet Road (A1000) close to its intersection with Southgate Road and the High Street which provide a host of local retailers and restaurants as well as a **Tesco Superstore**.

The property benefits from excellent transport links with Potters Bar Train Station being just under a mile away and the M25 (Junction 24) just ¼ mile distant with central London approx. 12 miles to the south.

**PROPERTY**

A detached **2 Bed Bungalow constructed in 2010** benefitting from a **side Garden** plus a **Large detached Garage (see Note 1)**.

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor**

Open Plan Kitchen/Living Room	18' 7" × 17'5"
Bedroom 1	12'11" × 9'9"
En-Suite Shower/WC	6'11" × 5'6"
Bedroom 2	9' 3" × 6'2"
Bathroom/WC	9' 3" × 5'1"
Garage	12'0" × 16'5"
Garden	70'5" × 27'7" (max)

**Total GIA Approx. 635 sq ft plus Garage**

**£14,400 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

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

**VAT is NOT applicable to this Lot**

**FREEHOLD**

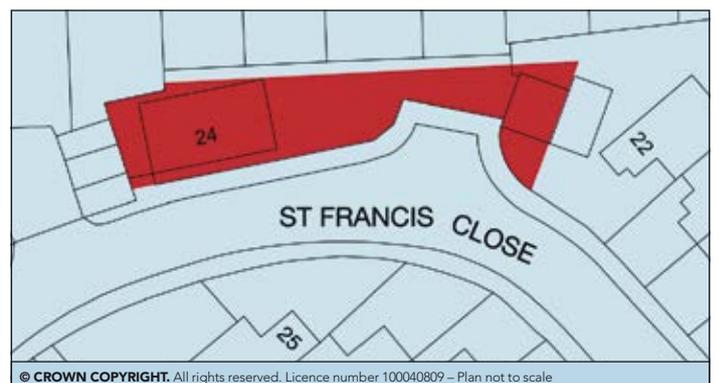
**TENANCY**

The entire property is let on an AST to **2 individuals** for a term of 2 years from 6th December 2016 at a current rent of **£14,400 per annum** exclusive.

**Note 1: There is potential for residential development on the Garage site, subject to planning consent.**

**Note 2: There is a £1,200 Rent Deposit held.**

**Note 3: Floor plan available upon request.**



**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