

IN SAME OWNERSHIP FOR OVER 30 YEARS



SITUATION

Located in this residential area and within easy walking distance to the shopping facilities on East Barnet Road which include a **Co-Op, Costa, Barclays** and a number of other local traders. New Barnet Station (Great Northern Line) is under a mile away and the area is served by a **Large Sainsbury's Supermarket** and a **Tesco Express**. East Barnet is a popular north London suburb located between Barnet and Whetstone some 9 miles from Central London.

PROPERTY

A semi detached property comprising:

- An unmodernised **Self-Contained 1 Bed Flat** on the ground floor with a private section of rear garden.
- A **Self-Contained Flat** on part ground, first and attic floors with a private section of rear garden.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Garden Flat	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 370 sq ft) Plus Rear Garden	VACANT Note: There is potential to create off street parking at the front and extend the flat at the rear, subject to obtaining the necessary consents.			
Part Ground, First & Attic Floor Flat	Not Inspected. Plus Rear Garden	2 individuals	99 years from 15th August 2008	£350	FRI Rent doubles every 33 years. Valuable Reversion in approx. 89 ½ years.

Vacant 1 Bed Flat plus Freehold

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOSHUA PLATT**

George Eckert
Independent Chartered Surveyors

JOINT AUCTIONEERS
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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 £750 (including VAT) upon exchange of contracts