



SITUATION

Located in this quiet residential cul-de-sac off Chesterfield Road, close to the junction with Mays Lane, nearby popular schools including Whittings Hill primary school and Queen Elizabeth Boys grammar school and being approximately 1 mile from High Barnet Underground Station (Northern Line). Barnet lies approximately 10 miles north of central London with easy access to the M25 (Junction 23) and the A1M (Junction 1).

PROPERTY

Comprising a **3 Bed Mid-Terrace House** planned on ground, first and second floors. The property benefits from:

- Off-Street Parking for 2 Cars
- Gas central heating
- uPVC double glazed windows
- Rear Garden.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant 3 Bed House

The Surveyors dealing with this property are **ELLIOTT GREENE** and **STEVEN GROSSMAN**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room	15'11"	×	11'0"
Kitchen	7'10"	×	13'11"
WC			

First Floor

Bedroom 1	13'0"	×	11'5"
Ensuite Shower Room/WC	6'8"	×	7'5"
Bedroom 2	9'5"	×	13'5"

Second Floor

Bedroom 3	8'8"	×	12'1"
Bathroom/WC	7'9"	×	5'8"

GIA Approx. 1,045 sq ft (incl. eaves storage)

Floor plans available from Auctioneers.



JOINT AUCTIONEERS
Martyn Gerrard, 4 Exchange Buildings, 149 High Street,
Barnet, Herts. EN5 5SY Tel: 020 8440 2444
Ref: Susan Bradford – Email: susanb@martyngerrard.co.uk

VENDOR'S SOLICITORS
Mackrell Turner Garrett – Tel: 020 7240 0521
Ref: T. Kent – Email: tony.kent@mackrell.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 £750 (including VAT) upon exchange of contracts