



### Situation

Located close to the junction with Green Lanes which benefits from a **Waitrose** as well as a host of local traders with Winchmore Hill Rail Station being only 1/2 mile distant. Vicars Moor Tennis Club is opposite and the area is well served by local schools.

Winchmore Hill is a popular residential suburb approx. 2 miles from Palmers Green and 11 miles north of central London.

### Property

Comprising a purpose-built **2 Bed Self-Contained First Floor Flat** which includes:

- Private Street Entrance
- Front Driveway with parking for 2+ cars ([refer to lease plan](#))
- Loft Space ([see Note 1](#))
- Private Rear Garden
- Washing Machine
- Fridge & Freezer
- uPVC Double Glazing
- Gas Central Heating

**VAT is NOT applicable to this Lot**

### Tenure

Leasehold for a term of 125 years from completion at an initial ground rent of £300 p.a.

Offered with Vacant Possession

### Accommodation (measurements to maximum points)

#### Ground Floor

Entrance lobby

#### First Floor Flat

Bedroom 1 (double) 10'5" × 14'6"

Bedroom 2 (double) 11'2" × 12'5"

Living Room 13'0" × 11'11"

Kitchen 11'2" × 12'10"

Utility Room 4'1" × 4'6"

Bathroom

separate WC

**GIA Approx. 785 sq ft plus loft**

**Note 1: There is potential to create additional living space in the loft, subject to obtaining the necessary consents. The loft in the adjoining flat has been converted into 2 bedrooms and a bathroom.**

**Note 2: Floor Plan of 1 Sherbrook Gardens available from Auctioneers.**

**Note 3: Refer to Auctioneers for viewing times.**

## Vacant 2 Bed Flat

The Surveyors dealing with this property are **Steven Grossman** and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Macrory Ward

Tel: 020 8440 3258. Ref: Ms. Martina Ward

Email: [martina@macroryward.co.uk](mailto:martina@macroryward.co.uk)