



SITUATION

Located close to the junction with King Edward Road in this sought after residential neighbourhood, approximately ¾ of a mile from both High Barnet Underground (Northern Line) and New Barnet (National Rail) Stations.

New Barnet is a popular north London suburb located between High Barnet and Whetstone some 11 miles from central London, enjoying easy access to the M25 (Junction 23).

PROPERTY

Comprising a **Detached 3 Bed House** planned on ground and first floors with an attached **Garage**. The property benefits from uPVC windows, gas central heating (not tested), off street parking and a rear garden with a summer house/shed.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living/Dining Room	12'11"	×	27'2"
Kitchen	11'4"	×	7'11"
Hall	9'2"	×	5'3"
Porch	3'1"	×	7'8"
WC			

First Floor

Bedroom 1	14'2"	×	13'0"
Bedroom 2	7'0"	×	8'0"
Bedroom 3	13'1"	×	10'4"
Bathroom/Shower/WC	8'6"	×	7'11"

GIA Approx. 995 sq ft plus Garage

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant 3 Bed House

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Macroy Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroyward.co.uk

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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page