



SITUATION

Located close to the junction with Prospect Road in this sought after residential area and overlooking Highlands Gardens and approx. ¾ mile from High Barnet Underground Station (Northern Line) and New Barnet Station (Overground).

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

PROPERTY

Forming part of a purpose built 3 storey apartment block comprising a **Self-Contained 2 Bed Flat** on the second floor together with a **Garage** with an up-and-over door. The flat has been completely redecorated to include new carpet throughout and benefits from:

- South-east aspect balcony with views over Highlands Gardens.
- Entryphone
- Gas central heating
- Fitted bedroom wardrobes

ACCOMMODATION

Second Floor Flat (measurements to maximum points)

Bedroom 1	13'3" × 11'6"	with ensuite Bathroom/WC
Bedroom 2	16'10" × 9'4"	
Living Room	18'4" × 13'11"	leading to Balcony
Kitchen	11'4" × 6'9"	
Shower Room/WC		

GIA Approx. 825 sq ft plus Balcony

Plus Garage 20'4" (max) × 7'8" (max)

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 1st April 1983 (thus having approx. 87 years unexpired) at a fixed ground rent of £10 p.a.

Offered with Vacant Possession

Note 1: If required at the request of the Purchaser, the Vendor will serve the s.42 Notice on the Freeholder to extend the lease for an additional 90 years. Marriage Value will not apply in this instance as the lease has an unexpired term of over 80 years.

Note 2: Extensive works have recently been carried out to the Block for replacement electrical rising mains, communal & emergency lighting and associated works for which the Vendors have paid an appropriate share of the cost.

Note 3: No. 2 The Highlands (2 bed flat) sold for £385,000 in Dec. 2015.

Note 4: Floor Plan and Virtual Tour available from the Auctioneers.

Vacant 2 Bed Flat

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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Entrance to The Highlands

