



SITUATION

Located off Nether Street, running parallel to Ballards Lane in this densely populated residential area within easy reach of the excellent shopping and transport facilities of North Finchley.

The property is conveniently located less than a mile from West Finchley Underground Station (Northern Line) and approx. 10 miles north of central London.

PROPERTY

A mainly detached **2 Storey Warehouse** planned on ground and first floors.

ACCOMMODATION

Ground Floor

GIA Approx. 333 sq ft

First Floor

GIA Approx. 365 sq ft

Total GIA Approx. 698 sq ft

PLANNING

Planning Permission was granted on 6th August 2018 by the London Borough of Barnet (Planning ref 18/4367) for the following:

- Change of use of existing workshop/office to B1 (now E) use at ground floor and C3 (residential) use at first/second floor.
- Roof extension involving raising of the ridge height, insertion of new front window and side rooflights.
- Alterations to front entrance doors.

Plans have been drawn up for a Ground Floor Office/Studio (approx. 333 sq ft) and a first/second floor 1 Bed Flat (approx. 624 sq ft).

Full Planning Documentation and Plans are available from the Auctioneers.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant 2 Storey Warehouse with Planning

The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

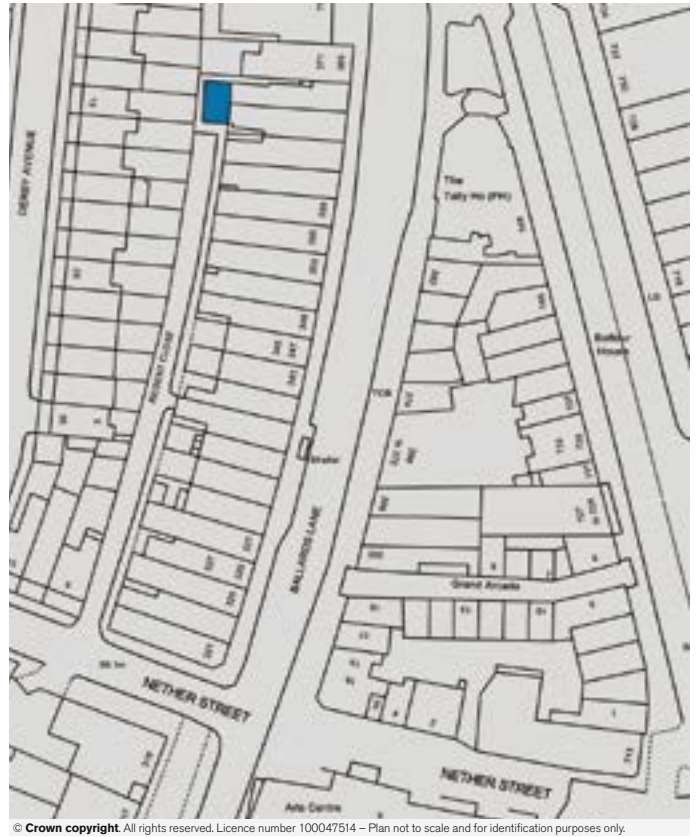
Joint Auctioneers

Austin Chambers & Co,
191 Woodhouse Road, London N12 9AY
Tel: 020 8368 6282 Ref: Irving Singer
Email: irving@austinchambers.co.uk

Vendor's Solicitors

Peppers LLP
Tel: 020 7278 4710 Ref: Stephen Hughes
Email: stephen@peppersllp.com

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'**



Ground Floor



First Floor

