



SITUATION

Located by the junction with Richmond Road in this sought after North London suburb approx. 1 mile from Barnet town centre and being very close to Greenhill Park.

New Barnet lies approximately 10 miles north of central London, benefiting from excellent road access to the M25 (Junction 23) and the A1(M) (Junction 1). The property is located ½ a mile from New Barnet Station (Overground) and less than a mile from High Barnet Underground Station (Northern Line).

PROPERTY

Forming part of a converted Edwardian detached house comprising an unmodernised **Self-Contained 1 Bed Flat** on the ground floor which benefits from gas central heating. In addition, the Flat includes a large private **Front Garden** and **off street Parking for up to 2 cars**.

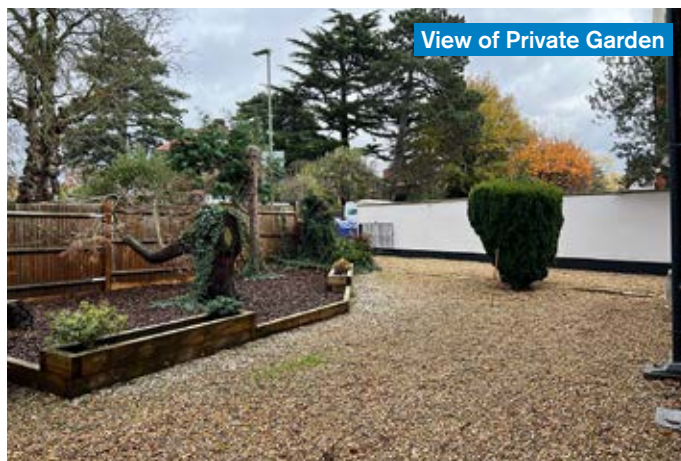
ACCOMMODATION

Ground Floor Flat

Bedroom	11'10" × 12'10"
Living Room	12'10" × 16'0"
Kitchen	12'6" × 7'1"
Bathroom/WC	10'0" × 5'7"

GIA Approx. 584 sq ft

VAT is NOT applicable to this Lot



View of Private Garden

TENURE

Leasehold for a term of 99 years from 25th March 1990 at a ground rent of £50 p.a. (Thus having 66¼ years unexpired – see Note 1).

Offered with Vacant Possession

Note 1: At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign this benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent.

Note 2: Refer to Auctioneers for the virtual tour of the property.

Vacant 1 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 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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