



SITUATION

On Hadley Green Road between Dury Road and Camlet Way, approximately 25 yards from The Parish Church of St Mary the Virgin, Monken Hadley, in this affluent and highly sought-after residential location.

The picturesque Monken Hadley is situated between High Barnet and Hadley Wood, some 10 miles north of Central London.

PROPERTY

A Grade II Listed, late 17th Century former **Gate House** with a **Vaulted Cellar (currently no access)** in dilapidated condition. A Royal Mail post box is currently positioned within the front wall of the building.

ACCOMMODATION¹

Gate House

Gross Frontage 15'0"

Gross Depth 16'0" max

Plus Vaulted Cellar 11'10" x 8'6" and head room (max) 6'9"

(currently no access)

¹Not inspected by Barnett Ross. Measurements provided by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There may be potential to convert the property for a variety of uses, such as a studio, office or residential, subject to obtaining the necessary consents.

Note 2: There is currently no accessible entrance door to the property.



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Vacant Gate House

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

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

Shepherd Harris & Co.

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View from property



Internal view of the building



Interior of Vaulted Cellar



Photograph provided by Vendor