

FREEHOLD FOR SALE BY INFORMAL TENDER *(unless sold prior)*



STATION ROAD, BARNET, HERTS EN5 1QG

This substantial double fronted period property has been extended to the rear, and arranged as 2 self-contained flats. The property will be sold **freehold & with vacant possession**.

The property is well-positioned for local amenities – situated between New Barnet mainline railway station, and High Barnet underground station (Northern line).

The property currently offers flexible accommodation, and is likely to be of interest to parties looking for a substantial freehold home, multiple units, & subject to planning consent – explore the possible scope for redevelopment (in whole or part).

A new back land residential scheme is underway behind the adjacent block of flats (Hanover House).

All offers to be received in writing by **NOON on 18th April 2018**
c/o Maunder Taylor – as **the vendor's sole agent**.

All viewings – Strictly by appointment only

Any party wishing to view will need to register their details in advance.
Block viewings will be arranged with allocated individual viewing slots –

A viewing appointment will be required even if access to the building is not necessary

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011



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ENTIRE GROUND & PART FIRST FLOOR (REAR)

Room A1	12'9 max into bay x 13'6 (3.89m x 4.11m) plus ensuite.
Room A2	26'9 measured into front bay x 12'9 max (8.15m x 3.89m).
Room A3	11'9 x 8' (3.58m x 2.44m).
Kitchen	12'3 x 8'9 (3.73m x 2.67m).
Rear Hallway:	With own street entrance door, stairs to upper level.
WC	
Room A4	7'6 x 6'3 (2.29m x 1.91m).
Room A5	17'9 x 11' (5.41m x 3.35m).

Landing with access to loft, and doors opening to;

Room A6	11' x 6'3 (3.35m x 1.91m) max dimensions
Room A7	11' max x 8'9 (3.35m x 2.67m) max dimensions
Room A8	11' x 8'9 (3.35m x 2.67m) max dimensions
Bathroom	9'6 x 6' (2.90m x 1.83m).

FIRST FLOOR

Bathroom	9' x 7'3 (2.74m x 2.21m)
WC	
Room B1	15'6 into bay x 13' (4.72m x 3.93m) into chimney recess.
Room B2	8' x 6'3 (2.44m x 1.91m).
Room B3	26'9 measured into bay x 12'3 into recess (8.15m x 3.73m).
Room B4	13' into recess x 10'9 (3.93m x 3.28m).

Two Storey Garage/Workshop:

Ground Floor – approx. 19'6 x 17'3 (5.94m x 5.26m) max overall dimensions
First Floor – approx. 17' x 16'6 (5.18m x 5.03m) max overall dimensions

EXTERIOR

The plot has an overall depth of approx. **215' x 51' (65.53 x 15.54) overall dimensions.**
Out of this overall depth, the rear garden is approx. 125' (38.10m)

The front garden is laid to lawn, and there is a driveway running to the side of the property leading to the garage/workshop, of approx. 100' (30.48m).



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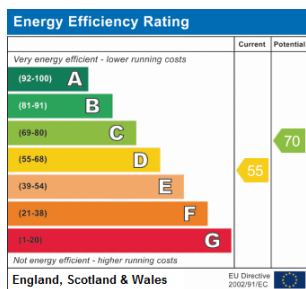
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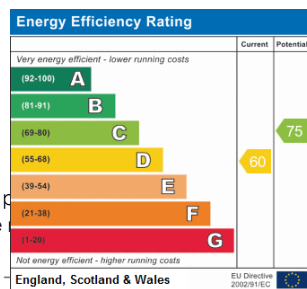
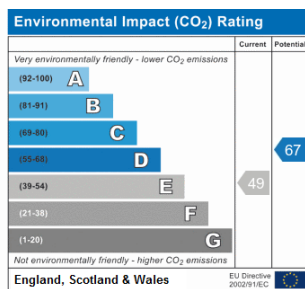
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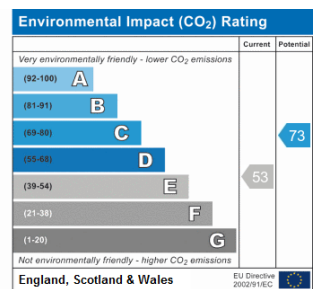
NOTE: Floorplan is for identification purposes only - Not to scale
Plan produced using PlanUp.



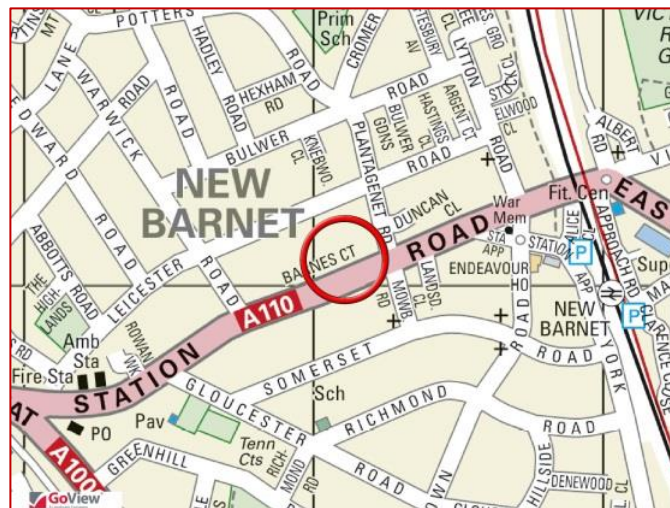
Station Road



Flat A Station Road



MAUNDER TAYLOR



Written offers will need to be made for submission to the vendor for consideration **by NOON on 18th April 2018**. Either write to our Whetstone office; – 1320 High Road, London N20 9HP or email with your offer to: bewen@maundertaylor.co.uk

Aside from the offer amount, written confirmation must be given, confirming:

- Buyers Name (individual or company)
- Buyers Solicitor details (should the offer be acceptable).
- Any specific conditions of the purchase
- Proof of funding
- Timeframe for exchange & completion

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