

LOT

6

96 A & B Weirdale Avenue,  
London N20 0AH

**Guide Price: £820,000\***

## A VACANT DETACHED HOUSE ARRANGED AS TWO MAISONETTE FLATS WITH PLANNING POTENTIAL



A vacant detached house arranged as two maisonette flats with planning potential. The property is in need of renovation but the opportunity lies with the potential of demolishing the existing dwelling to build three houses subject to planning permission being granted. A similar application was refused 10 years ago due to its bulky appearance and over development. This application was a proposal to build X4 four bedroom townhouses which does not fit in with the character of this residential road. The approximate measurement of the land is 11,034 Sq.Ft (1025 Sq.M). The property is situated on a sought after and popular location with a catchment of good schools. Totteridge & Whetstone station, Oakleigh Park Station and Southgate station are all within a mile radius. This rare opportunity will interest developers and investors.

### ACCOMMODATION

Two bedroom ground floor maisonette with own rear garden and garage - two bedrooms, bathroom, kitchen, reception, garden & garage. Three bedroom first floor maisonette with own rear garden and garage - three rooms, bathroom, kitchen, reception, garden and garage.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

96 A Weirdale Avenue: Council Tax Band C  
96 B Weirdale Avenue: Council Tax Band D  
Barnet Council: 020 8359 2608

### VIEWING TIMES

By Appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN