

MAUNDER TAYLOR

Chartered Surveyors • Estate Agents • Managing Agents

www.maudertaylor.co.uk

Direct Line: 020 8492 5518
bewen@maudertaylor.co.uk

Mr Ajay Thakerar
HB Public Law
Harrow Council
PO Box 2
Civic Centre
Station Road
Harrow, HA1 2UH

SUBJECT TO CONTRACT

Ref: BAE/dc

15th December 2015

Dear Mr Thakerar

Re: Former Park Keepers Lodge, Victoria Park, Long Lane, Finchley, N3 2PY

We have pleasure in enclosing details of the sale agreed of the above property by your client, The London Borough of Barnet, at a price of £623,000 for the freehold interest, subject to contract.

A copy of the EPC will be forwarded to you via email.

If you have any queries, please do not hesitate to contact me.

Yours sincerely



Ben A Ewen, **MNAEA**
ASSOCIATE

Enc.

HARROW COUNCIL LONDON
HB Public Law - Legal Services

16 DEC 2015

RECEIVED



1320 High Road, London N20 9HP • 020 8446 0011

B R Maunder Taylor FRICS, MAE • N B Maunder Taylor BSc (Hons), FRICS
M H Maunder Taylor MSc, MIRPM, AssocRICS

Associates: S E Maunder Taylor MIRPM, AssocRICS • B A Ewen MNAEA • J D Mellor DipSurv Pract
Consultant: C Maunder Taylor FRICS, FICPD

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A SALE HAS BEEN AGREED, SUBJECT TO CONTRACT ON THE FOLLOWING:

10th September 2015 – UPDATED SOLICITOR purchaser 15.12.15

VENDOR

The London Borough of Barnet
North London Business Park
Oakleigh Road South
London
N11 1NP

Attention of: Mr Jeremy McDermott

VENDOR'S SOLICITOR

Mr Ajay Thakerar
HB Public Law
Harrow Council
PO Box 2
Civic Centre
Station Road
Harrow, HA1 2UH

Tel: 020 8424 1808

DX: 30450 Harrow 3

Email: ajay.thakerar@harrow.gov.uk

PROPERTY

Former Park Keepers Lodge, Victoria Park, Long
Lane, Finchley, N3 2PY

PRICE

£623,000 Freehold

PURCHASER

Mr Natan Gruber
6 Parkside
Mill Hill
London
NW7 2LH

Email: pref

natngruber@gmail.com

PURCHASER'S SOLICITOR

Mr David Pearl
Pearl & Co
166 Station Road
Hendon
London
NW4 3SP

Tel: 020 8202 6202

DX: 59334 Hendon

Email: david@pearlandco.co.uk

LOCAL AUTHORITY

London Borough of Barnet Tel: 020 8359 2000

TERMS

- This is a cash purchase - no outside funding is required.
- This offer is unconditional, subject ONLY to contract



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FOR SALE by way of INFORMAL TENDER on behalf of TRUSTEES

Unless Sold Prior – Terms Overleaf

A UNIQUE OPPORTUNITY TO ACQUIRE A DETACHED TWO BEDROOM PARK SIDE COTTAGE

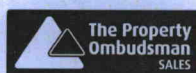


THE LODGE, VICTORIA PARK, LONG LANE, FINCHLEY CENTRAL, N3 2PY

CASH BUYERS ONLY – A rare opportunity to acquire an attractive yet somewhat neglected detached cottage on the fringes of the delightful Victoria Park (formerly the park keeper's lodge). The property requires considerable refurbishment but offers the new owner the framework to create a truly unique home in an attractive setting.

Nestled in its own gardens, we consider there is able space to extend, subject of course, to Local Authority planning consent. Please note, no unaccompanied viewings, the premises are subject to security patrols – call for details of allotted viewing times. The premises are currently boarded up and therefore lack natural light so you may wish to bring your own torch and wear suitable footwear.

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.



Summary of the accommodation:

Ground Floor:

Reception Room: 15' plus large oriel bay x 9'6 plus door recess (4.57m x 2.90m)

Kitchen: 17' x 9'3 (5.18m x 2.82m)

Rear Lobby to back door and access to the:-

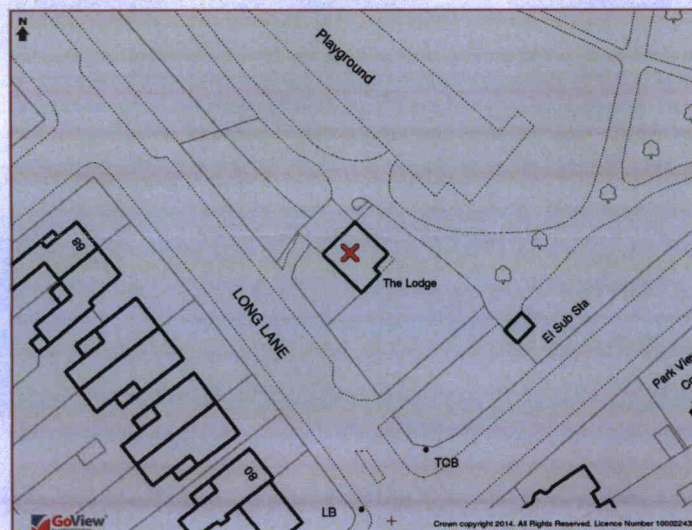
Bathroom/WC:

Bedroom One: 14' x 12'2 (4.27m x 3.71m) A dual aspect room.

Turning stairs ascend from the reception room to the:-

First Floor:

Bedroom Two: 15'3 max x 15'2 max (4.65m x 4.62m) – an irregular shaped room A dual aspect room with eaved ceilings in part.



Please note that the site plan is for general guidance only, its accuracy is not guaranteed.

TERMS AND CONDITIONS OF SUBMITTING AN INFORMAL TENDER BID – STC :

All offers must be submitted in **writing** to the offices of Maunder Taylor, 1320 High Road, Whetstone, N20 9HP. Offers can also be made via email to bewen@maundertaylor.co.uk

All offers must arrive by noon on Thursday 26th February 2015 and include the following:-

The full name, address and contact numbers, either of the individual or the company submitting the offer will be required.

Confirmation as to how the matter is to be financed along with contact details of either the lender, broker or accountant - whoever can verify the finances in writing.

Confirmation of the solicitors who will handle the conveyancing - should the offer be acceptable.