

FOR SALE ON BEHALF OF EXECUTORS ***BY WAY OF INFORMAL TENDER****

(Unless sold prior)



POYNTERS, 16 TOTTERIDGE VILLAGE, LONDON N20 8JP

For sale Freehold – the estate is currently dealing with registration of the title.

A detached house, standing in grounds of approximately 0.75 acres – and in need of repair and refurbishment throughout. There is scope for redevelopment of the site – but offers subject only to contract are being sought.

Situated at the junction with Totteridge Green, and lying approximately a mile from the shopping and transport facilities of Whetstone – including Totteridge & Whetstone underground station (Northern Line), the property stands within the Totteridge Conservation Area.

There is a Grade II listed wall, to the mid-right hand side of the garden, that also runs behind Nos. 5, 8, 10 & 12 (indicated on the site plan).

The property and grounds are secure, and being monitored. There is currently (temporarily) no vehicular access. Parking outside of the property is limited
- all viewings are strictly by appointment only.

To be sold as seen (final items within house, grounds and outbuildings will remain).

OFFERS INVITED

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

Site Plan: Not to scale



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:750. Paper Size - A4

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MAUNDER TAYLOR

EXISTING ACCOMMODATION

Hall	19' x 12' (5.79m x 3.66m)	Understair cupboard housing gas and electricity meters.
Guest Cloakroom		
Kitchen	13' x 12' (3.96m x 3.66m)	Wall mounted Worcester boiler (not tested).
Utility Room	12' x 7' (3.66m x 2.13m)	
Morning Room	10'9 x 9' (3.28m x 2.74m)	
Study	11'9 x 9'9 (3.58m x 2.97m)	
Reception	17'3 into curved bay to front x 13' (5.26m x 3.96m)	
Reception	20'3 x 14' (6.10m x 4.27m)	– with a double aspect.

FIRST FLOOR

Landing with access to loft and linen cupboard (with hot water cylinder - not tested).

Bedroom	21'6 x 14'3 (6.55m x 4.34m)
Bedroom	17'3 into curved bay x 13'3 (5.26m x 4.04m)
Bedroom	15'9 x 13'6 (4.80m x 4.11m)
Bedroom	12'6 x 12' (3.81m x 3.66m)
Bedroom	12' x 7'6 (3.66m x 2.29m)
Bathroom with WC	8' x 7'9 (2.44m x 2.36m)
Bathroom	8' x 7'9 (2.44m x 2.36m)
Separate WC	

EXTERIOR

The plot measures approximately 0.75 acres.

The rear garden is approximately 135' x 135' (41.15m x 41.15m), and is overgrown.

The property has a gated entrance leading to a circular driveway – which leads to a single garage to the side of the property. The front garden has a depth of approximately 75' (28.6m) deep.



No children will be permitted access to the house or grounds at any time – all parties viewing must wear appropriate clothing & footwear.

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Floor Plan is for identification purposes only. Not to scale. Plan produced using PlanUp.

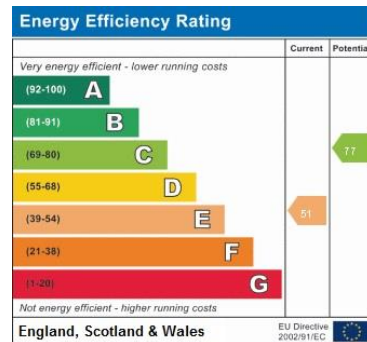
*TENDER REQUIREMENT

Written offers will need to be made for submission to the vendor for consideration;
by **NOON on MONDAY 11TH JULY 2022**

Either write to our Whetstone office:
1320 High Road, London N20 9HP
OR email: sales@maundertaylor.co.uk

As well as the offer amount, written confirmation must be given, confirming;

- Buyer's Name (individual or company), with full contact details
- Solicitor details (should the offer be acceptable)
- Any special conditions
- Proof of funding
- Proposed timescale for an exchange of contracts and completion of the purchase.



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