

FOR SALE

FREEHOLD GARAGE

£37,500



**FREEHOLD BRICK-BUILT SINGLE GARAGE
OFF PRIVATE DRIVEWAY NOW ONLY USED
BY TWO SMALL HOUSES**

**Rear of The Spinney, 25 Granville Road,
Finchley, N12 0HR**

Rarely available single garage off private driveway which is, we understand, only used at present by two small houses located within a few hundred metres of Finchley Memorial Hospital and Finchley Synagogue as well as lying close to David Lloyd, Finchley Leisure Centre etc.

Approximate dimensions 2.3m wide by 4.6m long (7ft 6 by 15ft 1). Ceiling height approx. 2.3m (7ft 6).

Offers are invited in the region of £37,500 for the freehold interest in this property, subject to contract only, to owners' sole agents Jeremy Leaf & Co from whom further information is available.



Consumer Protection from Unfair Trading Regulations 2008

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.

None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.

No person in the employment of Jeremy Leaf & Co has any authority to make any representation or warranty whatsoever in relation to this property.

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidents of VAT in respect of any transaction.

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