



KiKi oriental massage
kikiorientalmassage.co.uk 07410397523

THE TIMES WESTBURY NEWSAGENTS
THE TIMES

020 8888 2288
eureka-property.com
Eureka
PROPERTY & ACCOUNTANCY

OPEN
Full Body Relaxing Massage
Swedish Massage
Deep Tissue Massage
Hot Oil Massage
Ear Canals
Foot Massage
Thai Massage
OPEN 7 DAYS
10am - 9pm

Westbury Avenue, Turnpike Lane, N22 6RS

£875,000 **Coultons**

PROPERTY SUMMARY

Offering for sale this commercial shops and uppers.

The ground floor comprises of a lock up shop currently trading as a newsagent. Behind the shop there is a living/dining room, a lean to the side, a kitchen, and a rear garden. The first floor has three rooms plus a bathroom with a separate WC, Stairs from the landing lead to a loft room on the second floor.

The property is currently owner occupied and being sold with vacant possession and on a chain free basis. The flat can be accessed via the shop premises along with its own front door on Westbury Avenue to the left of the shop.

We have been advised that the current business rates are zero. The EPC rating for the commercial unit is C, and for the flat is a D.

The premises are only short walk to Turnpike Lane Underground Station, Piccadilly Line Zone 3 as well as the vibrant shopping area of Wood Green.

Viewings by appointment only.

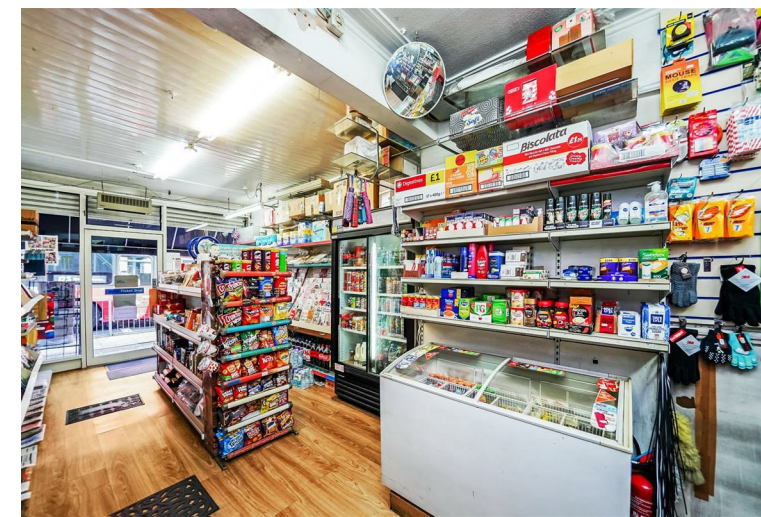
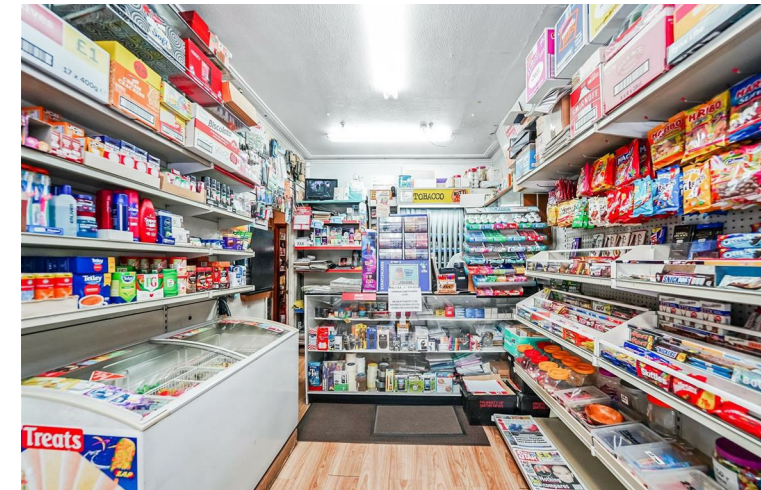
3



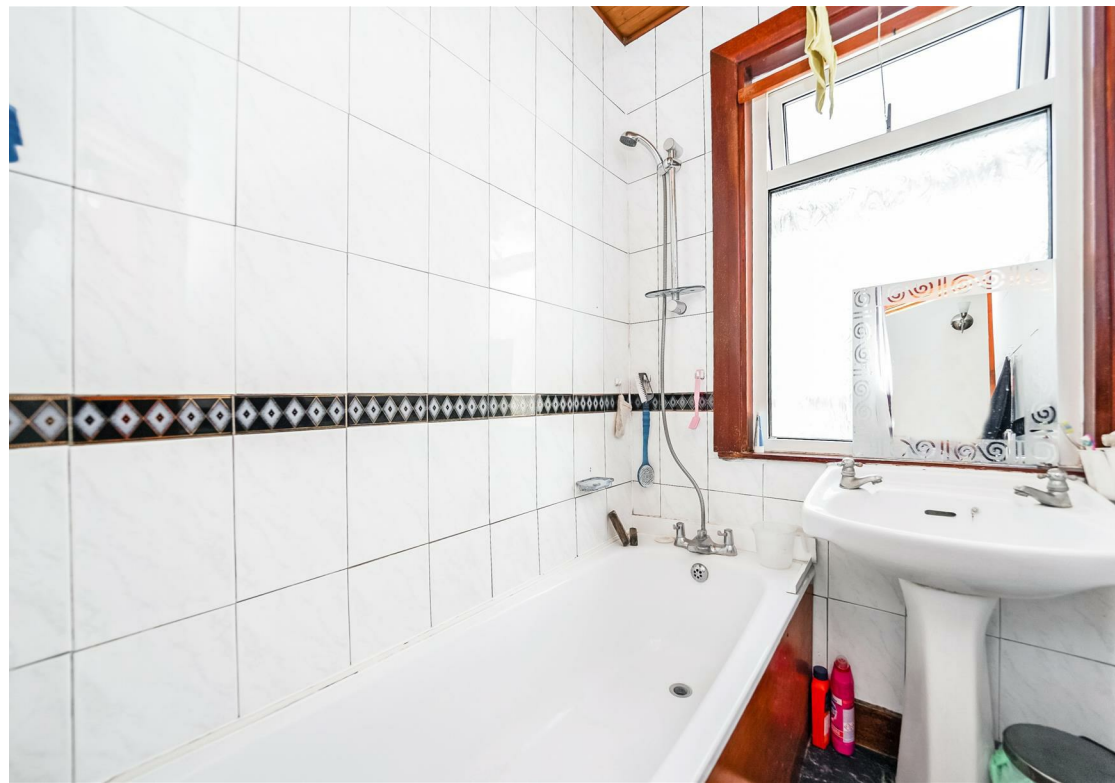
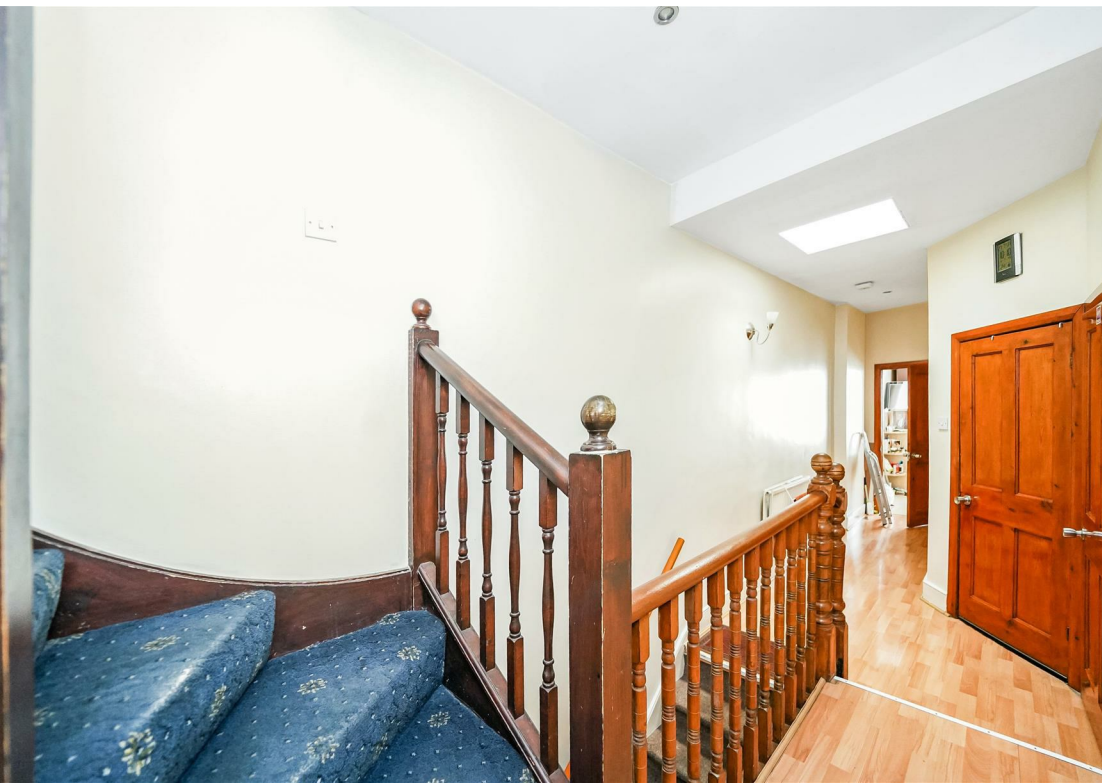
1



2









Westbury Avenue, N22 6RS
 Approx. Gross Internal Area 1382 Sq Ft - 128.39 Sq M
 (Excluding Shop & W/C)
 Approx. Gross Internal Area Of Shop 297 Sq Ft - 27.59 Sq M
 Approx. Gross Internal Area Of W/C 11 Sq Ft - 1.00 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

Haringey

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

26 Station Road
 North Chingford
 London
 E4 7BE

020 8090 0860
 sales@coultons.co.uk
 www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
 Wood Green
 London
 N22 5DH

020 3869 8989
 sales@coultons.co.uk
 www.coultons.co.uk