



**PANTERA
PROPERTY**

10 North Park Road
Harrogate
HG1 5PG

Suite 3, 46 Crawford Street
London
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1 Onega Gate

London, SE16 7PF

The property is an end-of-terrace four-storey building constructed in the late 1980's. The property measures 1,560 sq. ft and includes two off street parking bays.

£600,000

1 Onega Gate

London, SE16 7PF

- End-of-terrace four-storey mixed-use building
- Two-parking spaces
- Vacant possession
- Sold as a seen
- Development potential

The ground floor provides office accommodation comprising two office rooms, one with a kitchenette and a shower room.

The first floor provides office accommodation with two rooms and a WC.

The second/third floor provides a two bedroom self contained flat with two bedrooms and a bathroom to the second floor and an open plan kitchen/living space to the third floor with two balconies.

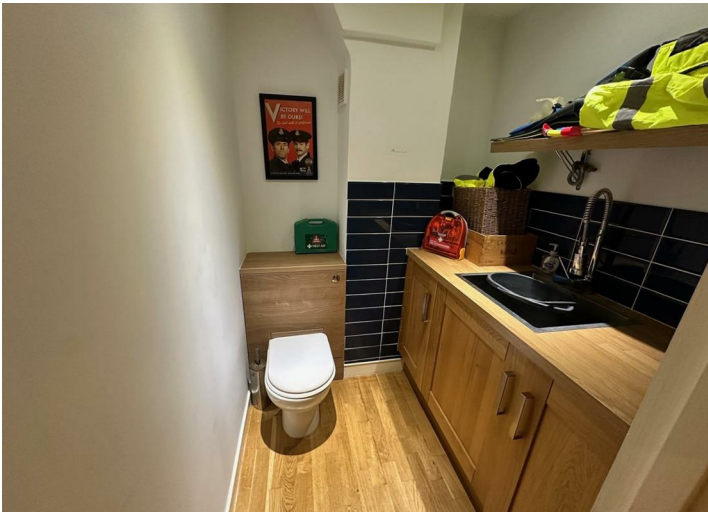
Onega Gate lies within the Surrey Quays development area situated immediately to the North of Greenland Dock. The area is predominantly residential although the subject property lies within a small terrace comprising part offices.

The property is subject to the following:

- Non-Domestic EPC: Ground and first floor, 1 Onega Gate – Valid until February 2032 with a rating of D.
- Domestic EPC: Top floor flat, 1 Onega Gate – Valid until February 2032 with a rating of E.

Tenure

The property is held on a 200 year lease from 22 April 1987 (163 years remaining)





Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

1 Omega Gate

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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



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