

FOR SALE

FREEHOLD OFFICE BUILDING



GREEN LANES, LONDON N13

Located between the Palmers Green Triangle & Broomfield Lane, and just a few minutes from Palmers Green main line station, is this converted semi-detached office building.

Currently with office use, but with scope (STTP) for alternate uses & with forecourt parking to front for 3 vehicles.

***ALL VIEWINGS STRICTLY
BY APPOINTMENT ONLY***

'OFFERS IN EXCESS OF' £800,000 FREEHOLD

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.



Front door opening to;

Entrance Hallway

Stairs down to lower rear ground floor, stairs rising to first floor, storage heater, decorative coving & ceiling moulding. Doors opening to;

Front room

16'6 into bay x 13'3 (5.03m x 4.04m)

Suspended ceiling with inset lighting, storage heater, bay window to front with double glazed inserts.

Mid-room 11'6 x 11'3/12'6 into window recess (3.51m x 3.43m/3.81m)

Double glazed windows to side and rear, storage heater. Opening and step down to;

Kitchen 9'3 x 8'9 (2.82m x 2.67m)

Wall & base units, stainless steel sink & drainer, space for low level fridge, storage heater, door and obscure glass window to side, return door and high level window back to hallway.

Rear room 15' x 12' (4.57m x 3.66m)

Suspended ceiling with inset lighting, double glazed window and part double glazed door onto rear garden, and door through to;

WC Comprising close coupled WC, sink set on vanity unit, tiled splash back, obscure glass windows to side.

Basement 19' X 4'3 (5.79m x 1.29m) – Floor to ceiling height: 5'6 (1.68m) Fuse board & electricity meter. Access through to crawl space.

FIRST FLOOR

Landing with access to loft, linen cupboard with hot water cylinder, storage heater, stairs up to rear room & further stairs up to front landing. Doors opening to;

Mid-room 12'6 x 12'3 measured into chimney recess (3.81m x 3.73m)

Fitted cupboard, window to rear.

Bathroom & WC

Comprising panel enclosed bath with tiled surround, wash basin set on cupboard with storage below, close coupled WC, obscure glass window to side.

WC Comprising close coupled WC, obscure glass window to side.

Rear room

15' x 12'6 into chimney recess (4.57m x 3.81m)

Storage heater, decorative coving, double glazed picture window to rear.

Front landing, with stairs up to attic level half-landing, and door opening to;

Front room

18'9 x 13'3/11'3 (5.72m x 4.04m/3.43m)

Decorative coving, windows with double glazed inserts to front.

Attic level half-landing, with stairs to top level, skylight, eaves storage area with water tank.

Door to;

Room

12'6 x 12' into chimney recess (3.81m x 3.66m)

Storage heater, double aspect with corner windows to side and rear.

TOP ATTIC LEVEL

Room 19' x 9'9 minimum extending to 13'3 into front gable (5.79m x 2.97/4.04m)

Feature oriel bay window to front with double glazed inserts.

EXTERIOR

PLEASE NOTE The demised garden section directly behind the unit will have a depth of approx. 45' (13.71) and a width of approx. 23' (7.01m).

Drive to the front of the property with room to park 3 cars. There is pedestrian side access from the driveway through to the rear garden.

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