

5A WOODLANDS PARK ROAD LONDON, N15 3RS

£400,000
FREEHOLD

Situated in the heart of the vibrant Woodlands Park Road, this property offers an exceptional opportunity for investors and entrepreneurs alike. Nestled within a bustling community, this address promises both convenience and potential for growth.

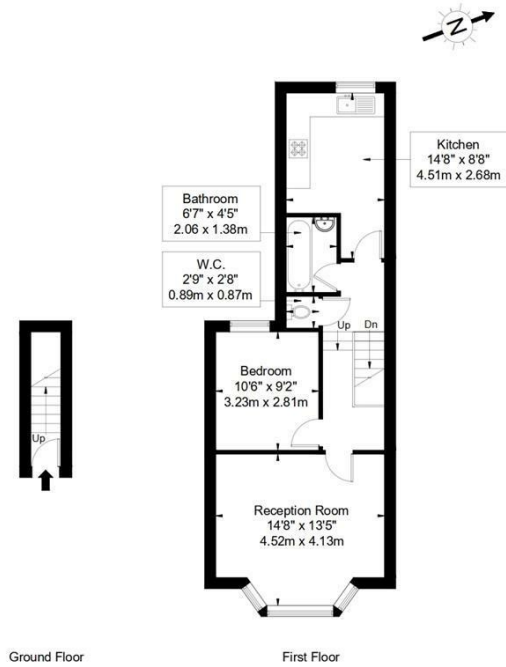
Ground Floor Commercial Space: Currently under construction, this expansive ground floor commercial space presents a blank canvas for your business aspirations. With ample square footage and a flexible layout, envision your dream enterprise in this bustling locale. The possibilities are endless, from retail ventures to cosy cafes or professional services.

Residential Haven Above: Ascend to the upper floor, where a charming one-bedroom apartment awaits. Boasting contemporary design elements and ample

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Approx Gross Internal Area = 63.05 sq m / 679 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 78 |
| (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

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