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Bedroom

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Bathroom



Mantlestates are pleased to offer this **COMMERCIAL FREEHOLD FOR SALE** comprising a commercial shop on the ground floor front, studio/1 bedroom flat at the rear (£850pcm) & 3 bedroom flat on first floor (£1650pcm). The shop is currently vacant but has a potential income of £13500 per annum.

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SHOP AREA: 28' 09" x 12' 02" (8.76m x 3.71m)

28'09" x 12'02" > 9'09" Electric front shutters, aluminum shop front, spotlights, laminated flooring, counter with storage and sink.

LOBBY AREA: 4' 02" x 4' 08" (1.27m x 1.42m)

Double glazed window to side and rear aspect, floor standing cabinet with sink.

WATER CLOSSET: 3' 03" x 5' 06" (0.99m x 1.68m)

Low-level flush water closet, wash hand basin, tiled walls.

ONE BEDROOM FLAT - KITCHEN: 5' 00" x 10' 10" (1.52m x 3.30m)

Wall & base units, electric hob, electric oven, part tiled walls, stainless steel sink drainer with mixer taps, fridge freezer, washing machine, tiled floor.

LOUNGE: 14' 01" x 10' 10" (4.29m x 3.30m)

Door to the courtyard, laminate floor, radiator, storage cupboard.

BEDROOM with EN-SUITE: 11' 11" x 6' 10" (3.63m x 2.08m)

Double glazed window to the rear aspect, radiator, door to garden, spotlights, wash hand basin with mixer tap. Walk-in shower, low-level flush w/c, heated towel rail, tiled floor.

REAR GARDEN: 16' 10" x 10' 01" (5.13m x 3.07m)

Side YARD: 11'08" x 5'10" Tiled.

3 BEDROOM FLAT - FIRST FLOOR:

Landing: Storage cupboard, laminated flooring, radiator.

BATHROOM:

Double glazed window to side aspect, heated towel rail, panel bath with mixer tap and shower attachment, wash hand basin with mixer tap, low-level flush water closet, tiled walls, tiled flooring, extractor. & Separate water closet.

LOUNGE: 16' 05" x 9' 10" (5.00m x 3.00m)

Radiator, laminated flooring.

KITCHEN: 10' 02" x 6' 00" (3.10m x 1.83m)

Double glazed window to rear aspect, wall, and floor standing units, stainless steel drainer with mixer tap, gas hob, electric oven, washing machine, fridge freezer.

FRONT BEDROOM: 13' 05" x 9' 04" (4.09m x 2.84m)

Double-glazed window to front aspect, carpet, radiator.

FRONT BEDROOM: 10' 06" x 6' 05" (3.20m x 1.96m)

Double-glazed window to front aspect, carpet, radiator.

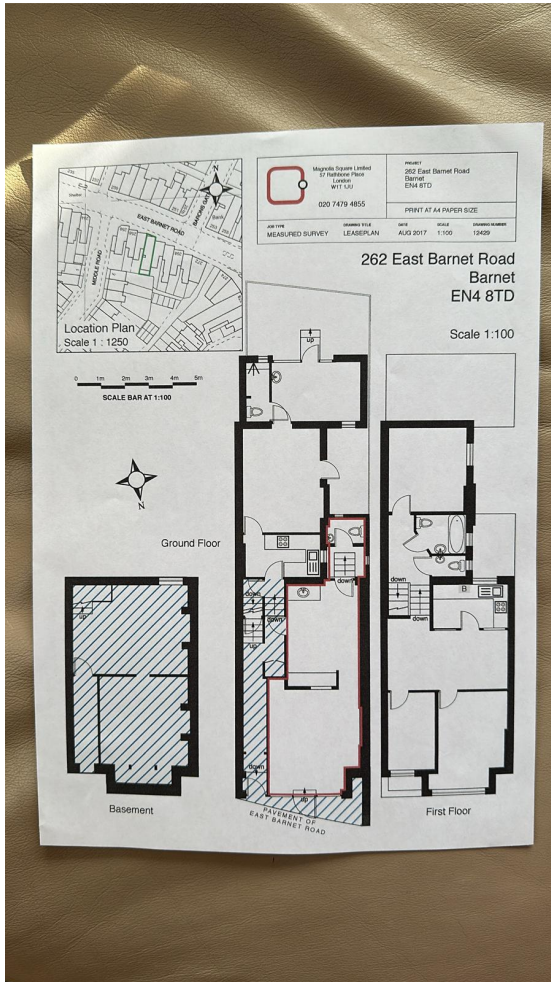
REAR BEDROOM: 11' 03" x 10' 06" (3.43m x 3.20m)

Double glazed window to side aspect, laminated flooring, radiator.



£599,950

East Barnet Road, East Barnet EN4



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

120 This is how energy efficient the building is.

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