



£599,950

TENURE : FREEHOLD

East Barnet Road, East Barnet EN4

Bedrooms : 0

Bathrooms : 0

Reception Rooms : 0

COMMERCIAL FREEHOLD

**SHOP - ONE
BEDROOM/STUDIO & 3
BEDROOM FLAT**

SHOP IS VACANT

**LOCATED ON BUSY MAIN
ROAD**

ZERO BUSINESS RATES

£30

Mantlestates

**2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: <https://mantlestates.com/>**



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 the first floor (£1650pcm). The shop is currently vacant but has a potential income of £13500 per annum. Located on a busy main road with bus routes and easy access to Oakleigh Park Train station.

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.

LOBY 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.

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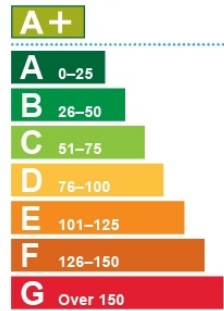
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Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

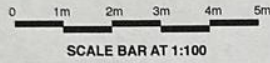
120 This is how energy efficient the building is.

Less energy efficient
WWW.EPC4U.COM

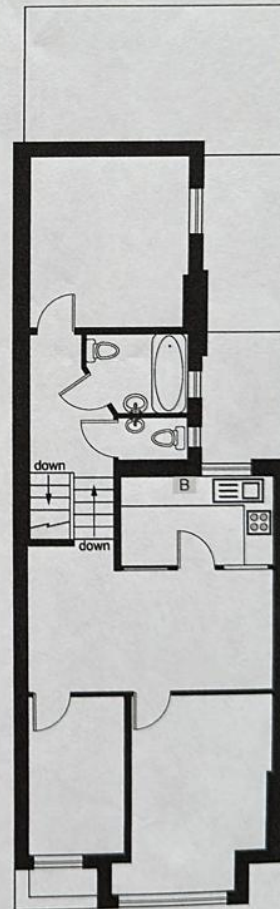
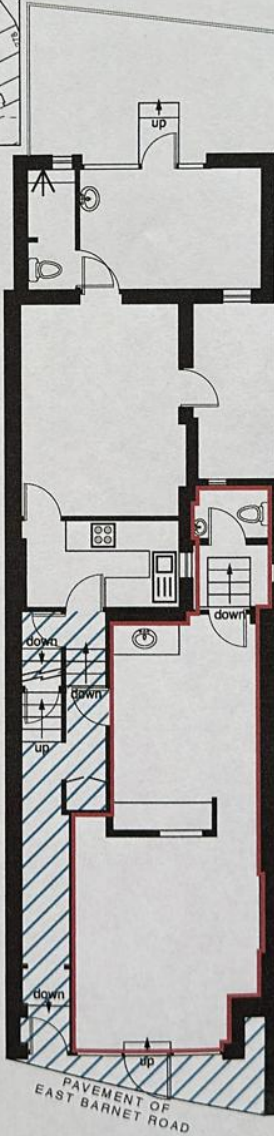
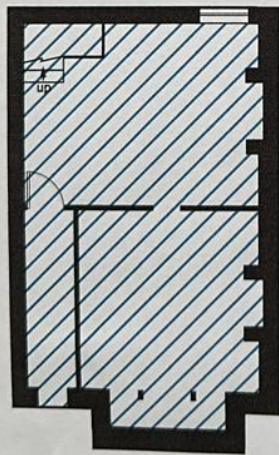
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Ground Floor



 Magnolia Square Limited 57 Rathbone Place London W1T 1JU 020 7479 4855	PROJECT 262 East Barnet Road Barnet EN4 8TD			
	PRINT AT A4 PAPER SIZE			
JOB TYPE MEASURED SURVEY	DRAWING TITLE LEASEPLAN	DATE AUG 2017	SCALE 1:100	DRAWING NUMBER 12429

262 East Barnet Road
Barnet
EN4 8TD

Scale 1:100