



**BRITISH  
PROPERTY  
AWARDS**

**2021**  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**£250,000**

**TENURE : FREEHOLD**

**198 High Street, High Barnet EN5**

**Bedrooms : 0**

**Bathrooms : 0**

**Reception Rooms : 0**

**COMMERCIAL PREMESIS**

**SMARTLY PRESENTED OFFICE  
WITH KITCHENETTE & WC**

**LOCATED ON BUSY MAIN  
ROAD WITH OWN SHOP  
FRONT**

**OFFICE WITH REAR MEETING  
ROOM**

**EASY ACCESS TO HIGH  
BARNET TUBE (NORTHERN  
LINE) & BUS LINKS**

**FREE HOLD SALE**

**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 FREEHOLD Commercial Shop FOR SALE. Currently used as an Architect's office. Located on Busy High Road with easy access to High Barnet Tube (Northern Line) & Bus links. Offered Chain Free.

**SHOP - FRONT:** 23' 00" x 12' 00" (7.01m x 3.66m)

23'00" x 8'00" < 12'00" Bamboo flooring, double glazed door and window to front aspect, exposed brick wall effect, sunken spotlights, kitchenette with wall and base unit & sunken sink with mixer tap, hot water tank.

**CLOAK - ROOM:** 5' 00" x 2' 06" (1.52m x 0.76m)

Low-level flush water closet, bamboo flooring, wash hand basin with mixer tap, sunken spotlights, extractor.

**REAR - OFFICE:** 18' 00" x 10' 05" (5.49m x 3.17m)

18'00" x 9'04" < 10'05" Bamboo flooring, Storage cupboard, sunken spotlights glass screen door.

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**Energy Performance Asset Rating**

More energy efficient



**86** This is how energy efficient the building is.

Less energy efficient

WWW.EPC4U.COM

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