



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £630,000

TENURE : FREEHOLD

329 St. Anns Road, N15 3TL

Bedrooms : 4

Bathrooms : 0

Reception Rooms : 2

**FREEHOLD COMMERCIAL
BUILDING**

LOCATED ON MAIN ROAD

**THE PROPERTY REQUIRES
COMPLETE REFURBISHMENT**

**SHORT WALK TO GREEN
LANES N4**

**DEVELOPMENT
OPPORTUNITY**

**EASY ACCESS TO
HARRINGAYS SHOPPING
FACILITIES**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



FREEHOLD Premises FOR SALE.

DEVELOPMENT OPPORTUNITY.

Located on Main Road. Short walk to Green Lanes N4 and Harringays shopping facilities & restaurants.

Comprises of Cafe Shop on the ground floor with office space at the rear & separate kitchenette and 4 Bedrooms on the first floor.

PLANNING GRANTED for 3 Bedroom First Floor Flat, One Bedroom Flat on the ground floor and Separate Office.

CHAIN FREE

Mantlestates have been informed by the current owner that planning has been granted for a 3 bedroom flat on first and second floor, one bedroom flat on the ground floor and a separate office.

Details can be found on Haringeys website: planning application number: HGY/2016/0576

KITCHEN AREA: 12' 00" x 10' 00" (3.66m x 3.05m)

CLOAKROOM: 4' 04" x 3' 2" (1.32m x 0.97m)

REAR OFFICE: 28' 00" x 17' 06" (8.53m x 5.33m)

HALL WAY AREA:

LOUNGE AREA:

KITCHEN AREA: 7' 05" x 5' 00" (2.26m x 1.52m)

FIRST FLOOR LANDING:

REAR BEDROOM: 13' 09" x 11' 00" (4.19m x 3.35m)
Window to rear aspect.

REAR BEDROOM: 13' 08" x 7' 05" (4.17m x 2.26m)
Window to rear aspect.

FRONT BEDROOM: 12' 00" x 10' 00" (3.66m x 3.05m)
Window to front aspect.

FRONT BEDROOM: 11' 05" x 10' 05" (3.48m x 3.17m)
Window to front aspect.

BATHROOM:

WC

SHOP AREA: 20' 00" x 13' 00" (6.10m x 3.96m)

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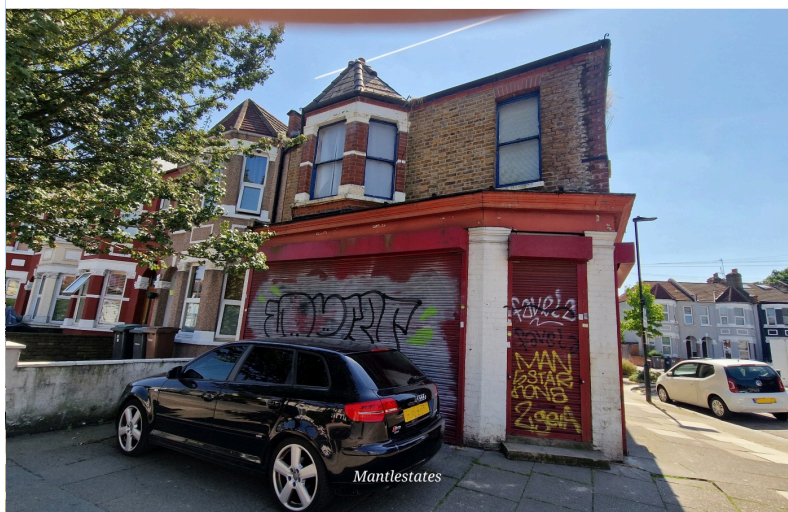
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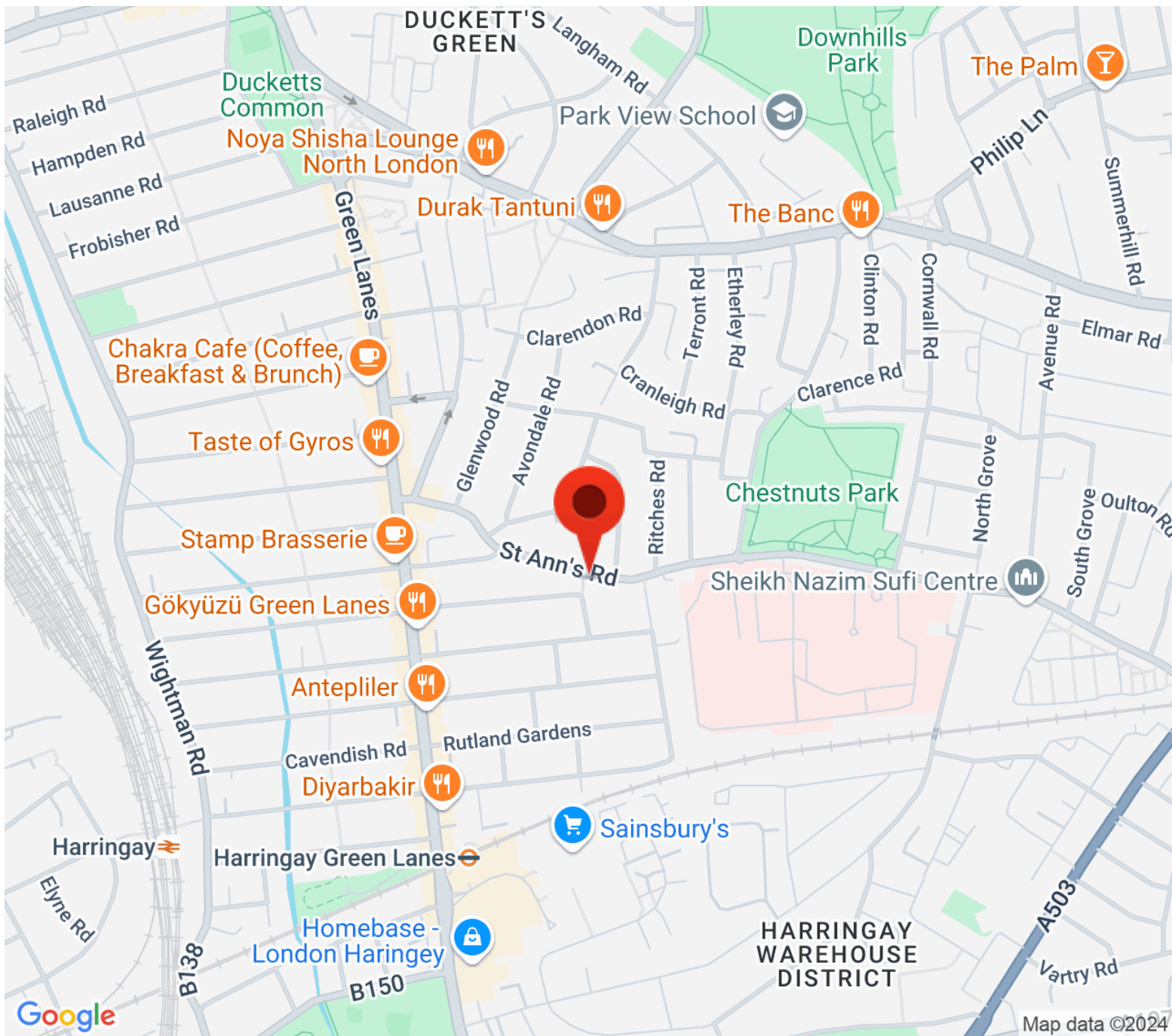
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