



COTSWOLD LODGE STAPYLTON ROAD, HIGH BARNET EN5 4JD

Offers In Excess Of £1,200,000 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS



## Property Overview

\*SUPERB FREEHOLD INVESTMENT OPPORTUNITY WITH 6% RENTAL YIELD\* \*£72,000 ANNUAL RENT\*

\*FOUR APARTMENTS INCLUDING 3 X 1 BEDROOM AND 1 X 2 BEDROOM WITH COURTYARD GARDEN AND OFF STREET PARKING

\*PLANNING PERMISSION APPROVED TO MAKE GROUND, FIRST AND SECOND FLOOR LARGER

The property is ideally situated in the heart of High Barnet just a stones throw away from Spires Shopping Centre with all of its local shops and amenities such as Waitrose and a wide range of restaurants and cafes, High Barnet Tube Station (Northern Line) and is in catchment to two outstanding primary schools in Christchurch and Foulds and is just a few minutes walk from Queen Elizabeth Boyes School and Barnet General Hospital.





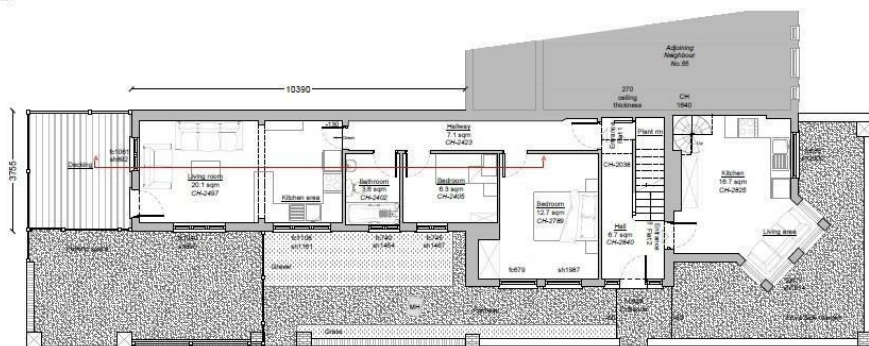


## Property Features

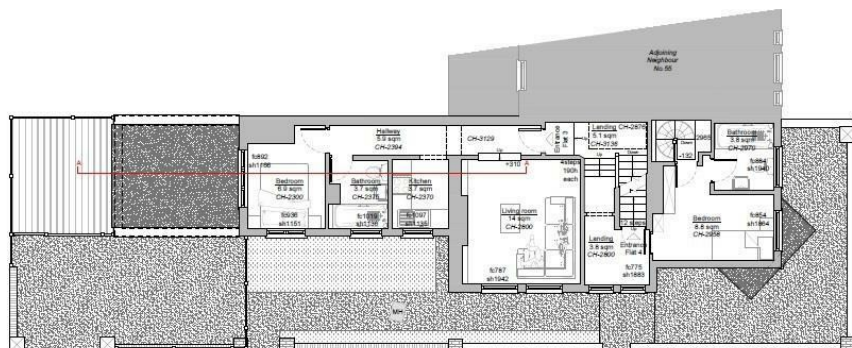
- SUPERB INVESTMENT OPPORTUNITY
- FREEHOLD
- PLANNING PERMISSION APPROVED
- OFF STREET PARKING
- 6% RENTAL YIELD
- BEHIND SPIRES
- COURTYARD GARDEN
- £72,000 ANNUAL RENT

## Agents Notes

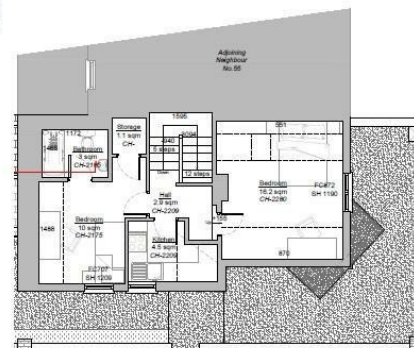
Further benefits include second planning application passed to build a basement, audio entry system. No service charges or ground rent.



Ground Floor Plan  
As Existing - Scale 1:100



First Floor Plan  
As Existing - Scale 1:100



Second Floor Plan  
As Existing - Scale 1:100



## Contact us

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## Our Offices

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**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

**ANDREW WARD** EST. 1988  
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