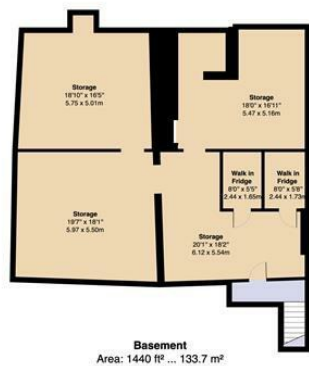


FINCHLEYS, 11 STATION ROAD, FINCHLEY, LONDON, N3 2SB
02083461180,



FINCHLEYS
ESTATES

CLIENT FOCUSED. RESULTS DRIVEN.



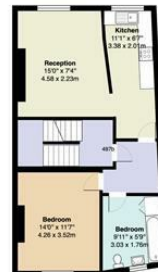
Basement
Area: 1440 ft² ... 133.7 m²



Ground Floor
Area: 1686 ft² ... 156.6 m²



First Floor
Area: 693 ft² ... 64.4 m²



Second Floor
Area: 710 ft² ... 65.9 m²



Raised Ground Floor
Area: 1435 ft² ... 133.3 m²



First Floor
Area: 634 ft² ... 58.9 m²



Second Floor
Area: 652 ft² ... 60.6 m²

Wing Hornsey Road N19
Approx Total Gross Area: 7249 ft² ... 673.5 m²
(All measurements are approximate and for information purposes only. Not to scale. Compliant with the NIS code of measuring practice)





- Two adjoining Freehold mixed-use buildings (approx. 7,500 sq ft)
- Fully let investment producing £125,000 p.a., rising to £127,000 p.a. (2027)
- Ground floor & basement retail unit let to Crave & Co on a 15-year lease from June 2021
 - Six self-contained one-bedroom flats all let on ASTs
- Prominent position on Hornsey Road (A103) between Crouch End and Finsbury Park
 - The property benefits from strong roadside visibility, consistent footfall
 - Strong roadside visibility and consistent pedestrian footfall
 - Close to Finsbury Park, Archway, and Crouch Hill stations
 - Surrounded by independent retailers, cafés, and national brands
- Ideal long-term investment opportunity in a high-demand North London location

495-497

Hornsey Road

N19

Mixed-Use Investment

A rare opportunity to acquire two adjoining Freehold mixed-use buildings comprising a prominent ground floor and basement retail unit together with six self-contained one-bedroom flats above.

The property provides a total gross internal area of approximately 7,500 sq ft and a secure, diversified income stream from both commercial and residential tenants.

Tenancy Schedule:

Ground Floor retail unit let to Crave & Co on a term of 15 years from 4th June 2021 with a passing rent of £20,000 PA, rising to £22,000 PA from 2127.

Six Residential flats all let on various AST's producing £105,000 PA.

Please call the office and speak to Raj for further details.

