



Church Hill, London

Offers In Excess Of £1,750,000



the advantage of experience



- Commercial Property (E Licence)
- Grade II Listed
- Potential to Convert Back to Residential Use
- Off-Street Parking for 3 Vehicles
- In Excess of 3100sqft
- Period Features inc. Marble Fireplace
- Walking Distance to Winchmore Hill Mainline station (Moorgate approx 25 mins)
- Local Shops & Amenities Nearby on The Green & Green Lanes
- Catchment Area of St. Paul's CofE Primary School
- Ease of Access to A10 & A406

For more images of this property please visit havilands.co.uk

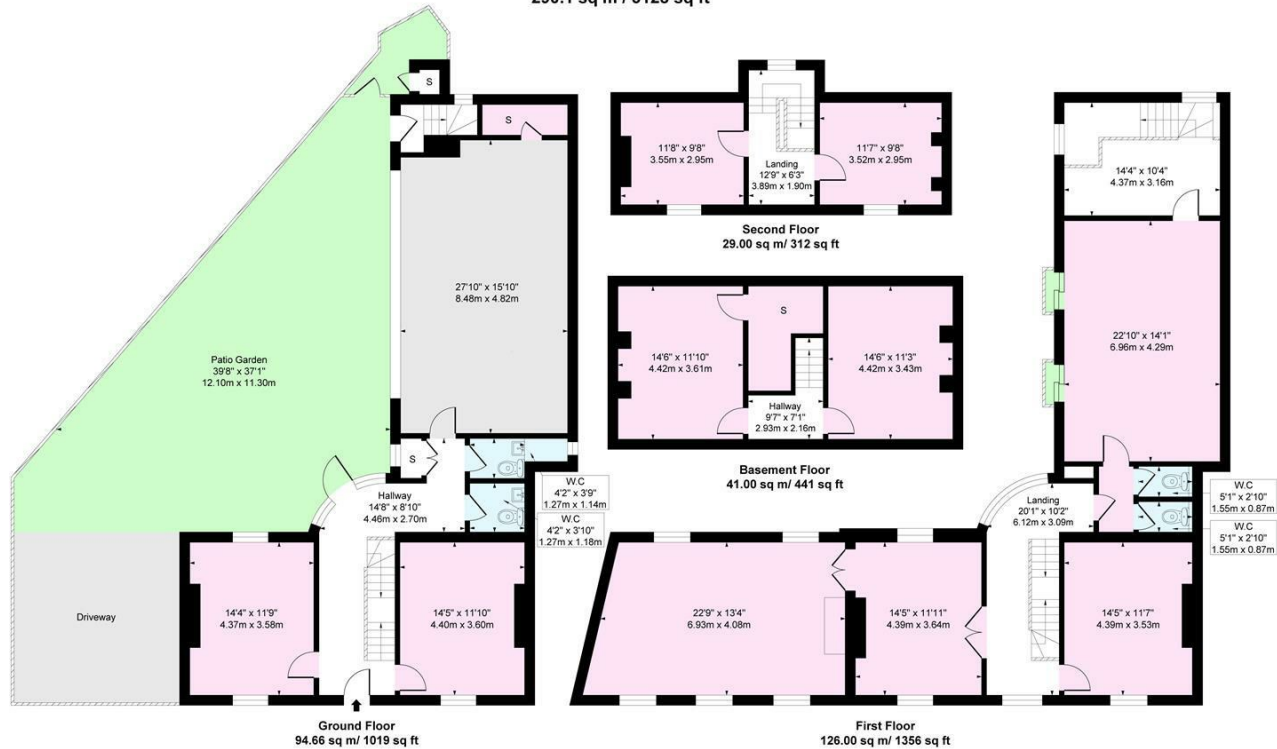


Havilands are pleased to offer For Sale, this mixed use Grade II Listed property on Church Hill, N21. Located in the heart of Winchmore Hill, the property is currently being used as a commercial premises offering over 3100sqft of floor space set over four floors. With the potential for residential use, the building was originally built in the early 1700's and retains some period character features including a striking marble fireplace and sash windows. The property also benefits from off-street parking for three vehicles as well as a vehicle turntable and courtyard rear garden. In its current guise, the property is divided into a number of self contained offices with WC's on the ground and first floors. Ideally situated for both commercial and residential use, the property is a short walk from Winchmore Hill station (Moorgate approx 25 mins) and within easy reach of Southgate Underground station (Piccadilly). Additionally there are excellent road links with ease of access to both the A10 & A406 as well as local routes across the Borough easily accessible. A number of local shops and amenities are nearby on The Green with Sainsburys supermarket on Green Lanes within walking distance too.

The property is currently operating with a Commercial E Licence but retains the option to either partially or wholly convert back to a family home, falling within the catchment area of some of Winchmore Hill's most sought after schools including St. Paul's CofE Primary school, Winchmore school as well as being in close proximity to Grange Park & Keeble Prep independent schools. To arrange a viewing, please get in touch with a member of the team.

For more images of this property please visit havilands.co.uk

Devon House, Church Hill, London N21 1LE
 Approximate gross Internal Area
 290.1 sq m / 3128 sq ft



This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 come by and meet the team
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