

est 1979

Jeremy  
Leaf & Co.



Gateway Mews, London, N11

£850,000

- Freehold
- No VAT
- 6 car parking spaces
- Ready for immediate occupation

863 High Road, London, N12 8PT  
020 8446 4295

land@jeremyleaf.co.uk  
<https://www.jeremyleaf.co.uk/>

# Gateway Mews, Bounds Green, London, N11 2UT

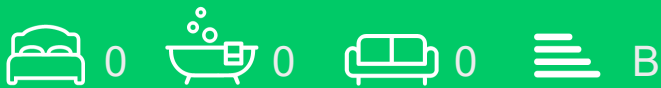
Freehold office of approx. 2992 SQ. FT. (278 SQ. M.) in a secure gated business park. The property has air conditioning throughout, alarm system

Located just off Bounds Green Road and the crossroads with the A406 North Circular Road. Excellent access westwards towards A40/M1 and eastwards towards the A10, M11. New Southgate main line station (0.5 miles away) and Bounds Green Piccadilly Line station (0.6 miles away) both offer easy access into Central London and onwards.

We are advised by the vendor that the service charge is approx. £3,000 per annum. This is payable twice a year approx. £1,500 each time. It covers mainly the rubbish collection, communal areas, electric gate and window cleaning.

Business Rates: The current rateable value is £48,000 until 1st April 2026. The rates payable are approx. £23,952. All prospective buyers are advised to make their own enquiries for amount payable.

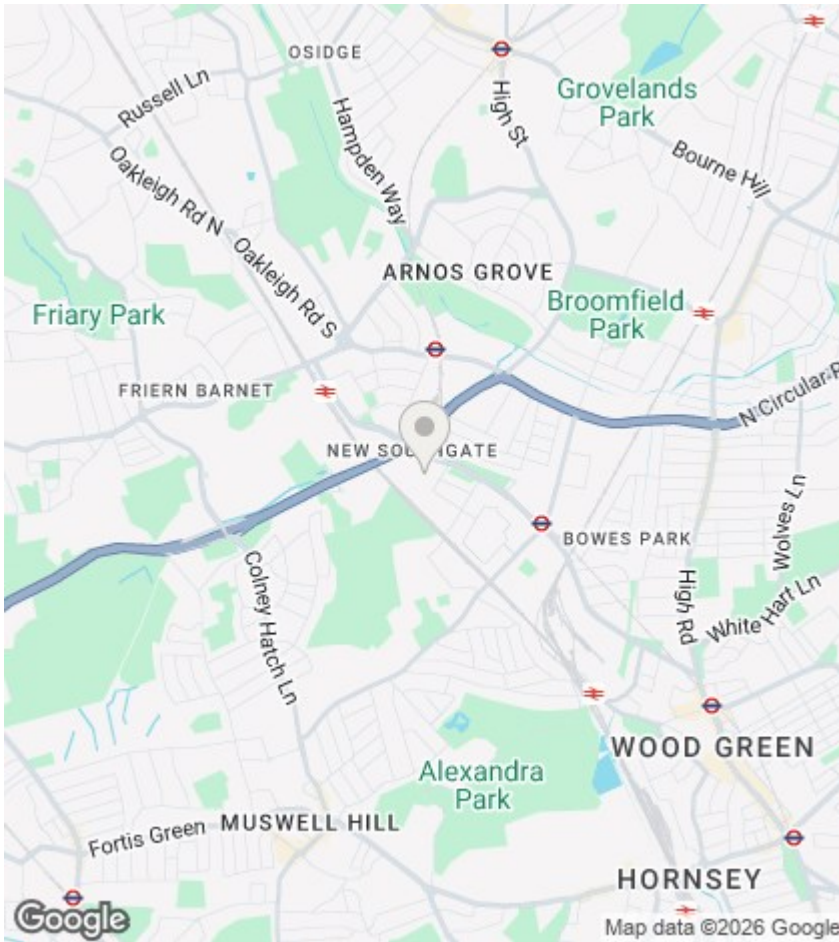
No VAT applicable and ready for immediate occupation.



Council Tax Band:







## Directions

## Viewings

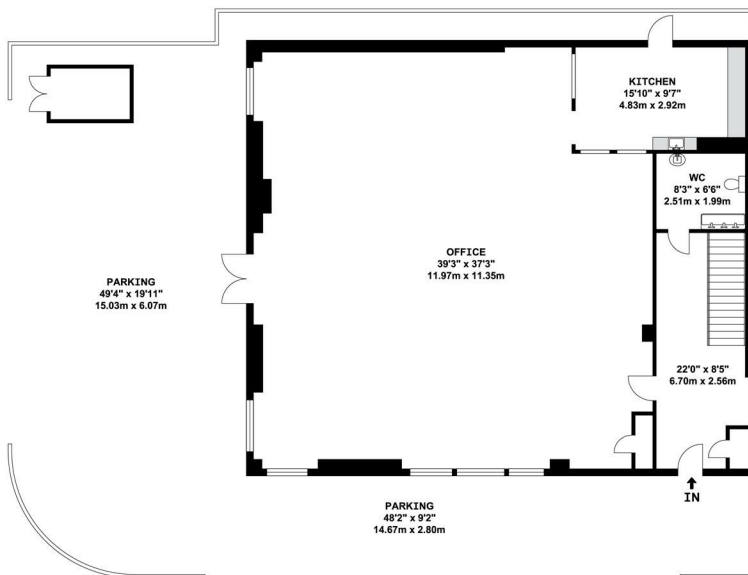
Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

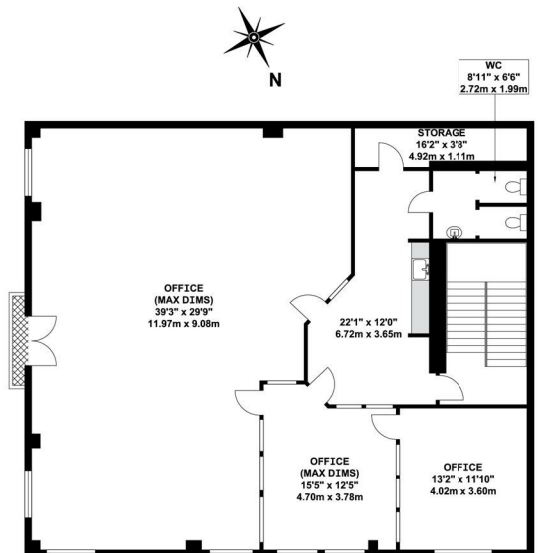
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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

### GATEWAY MEWS LONDON N11



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 3628.83 SQ. FT / 337.13 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".