



Offers in excess of £475,000
198 High Street, High Barnet EN5 5SZ



BRITISH
PROPERTY
AWARDS
2021
2024
★★★★★
GOLD WINNER
ESTATE AGENT
IN BARNET

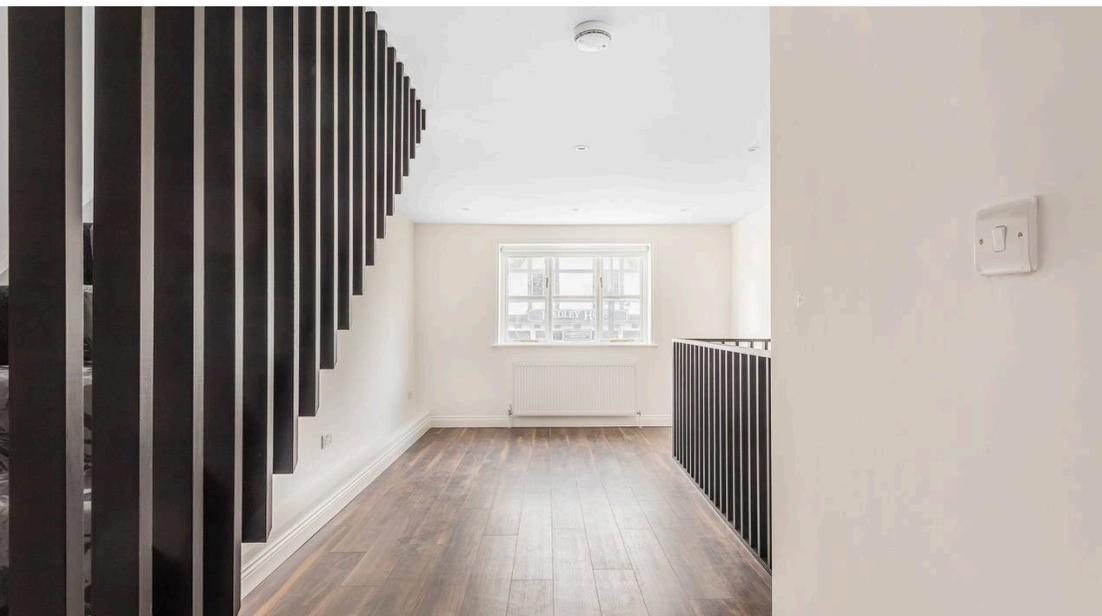
1
Bedroom

1
Bathroom

2A Church Hill Road, East Barnet, EN4 8TB |
office@mantlestates.com

0208 275 1555

Offers in excess of £475,000
198 High Street, High Barnet EN5 5SZ



This commercial property offers a smartly presented office space with a kitchenette and WC, located on a busy main road with its own shop front. It includes an office with a rear meeting room and a one-bedroom flat. The property provides easy access to High Barnet Tube (Northern Line) and bus links.

This commercial freehold property is located on the bustling High Street in High Barnet, EN5. The property features a smartly presented office space complete with a kitchenette and WC, making it ideal for business operations. The office includes a rear meeting room, providing ample space for professional gatherings or client meetings. The property also boasts its own shop front, enhancing visibility and accessibility for potential customers.

In addition to the commercial space, the property includes a one-bedroom flat. The flat is designed with a modern kitchen equipped with essential appliances, offering a practical and functional living area. The bathroom is fitted with contemporary fixtures, ensuring comfort and convenience.

Situated on a busy main road, this property benefits from high foot traffic and excellent transport links. It is conveniently located near the High Barnet Tube station on the Northern Line, providing easy access to central London and surrounding areas. Numerous bus links are also available, enhancing connectivity for both business and residential purposes.

The property's location in High Barnet offers a vibrant community atmosphere with a variety of local amenities. While specific nearby places are not detailed, the area is known for its mix of shops, cafes, and services, catering to a wide range of needs.

This property presents a unique opportunity for those looking to invest in a commercial space with residential accommodation in a prime location. The combination of office facilities and a one-bedroom flat makes it versatile for various uses, whether for business, rental, or personal use.

SHOP - FRONT: 23' 00" x 12' 00" (7.01m x 3.66m)

23'00" x 8'00" < 12'00" Bamboo flooring, double-glazed door and window to front aspect, exposed brick wall effect, sunken spotlights, kitchenette with wall and base unit & sunken sink with mixer tap, hot water tank.

CLOAK - ROOM: 5' 00" x 2' 06" (1.52m x 0.76m)

Low-level flush water closet, bamboo flooring, wash hand basin with mixer tap, sunken spotlights, extractor.

REAR - OFFICE: 18' 00" x 10' 05" (5.49m x 3.17m)

18'00" x 9'04" < 10'05" Bamboo flooring, Storage cupboard, sunken spotlights glass screen door.

GROUND FLOOR ENTRANCE:

Double-glazed door to front aspect, stairs to first floor.

KITCHEN AREA: 9' 05" x 8' 11" (2.87m x 2.72m)

Window to side aspect, wall and base units, plumbed for washing machine, stainless steel sink drainer with mixer tap, electric hob, electric oven, extractor, sunken spotlights, tiled floor, part tiled walls.

SHOWER ROOM:

Walk-in shower cubicle with mixer, wash hand basin in vanity unit, mirrored cabinet, low-level flush water closet, tiled walls, tiled flooring, and heated tile rail.

LOUNGE AREA: 22' 05" x 11' 09" (6.83m x 3.58m)

Window to front aspect, laminated flooring, sunken spotlights, radiator, stairs to second-floor bedroom.

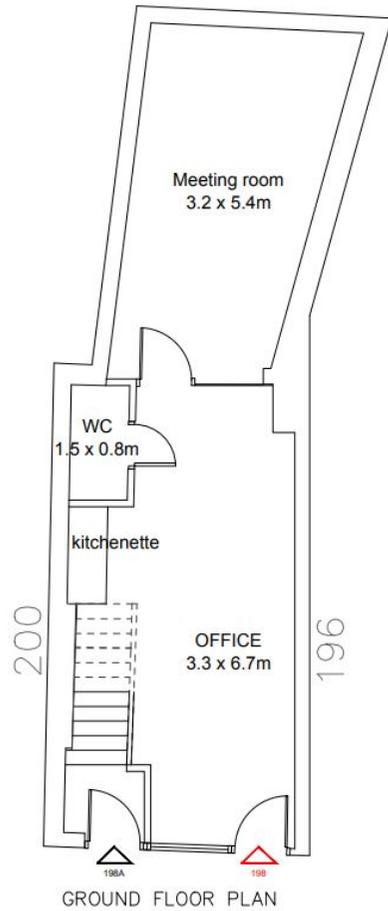
BEDROOM: 12' 00" x 11' 06" (3.66m x 3.51m)

Velux window to front aspect, carpet, storage into eaves, sunken spotlights, radiator.



Offers in excess of £475,000

198 High Street, High Barnet EN5 5SZ



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

86 This is how energy efficient the building is.

WWW.EPC4U.COM

