



The Green, Winchmore Hill

£1,399,500

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- Mixed Use Freehold Property Overlooking Picturesque Winchmore Hill Green, N21
- The Property is Arranged in Two Distinct and Income-Producing Elements
- A Dental Practice to the Front offering 1,380 sq ft Across Two Floors, with a 15-year Lease Dated 5 April 2012, Expiring 4 April 2027, at a Current Rent of £45,000 PA
- Self Contained, Two Bed, Two Bath Cottage to the Rear of the Property with 74 ft Garden at a Current Rent of £2,600 Per Calendar Month
- Moments from Amenities, Shops, Restaurants and Winchmore Hill National Rail (Moorgate approx. 30 mins)
- Prominent Position on The Green, at Junction with Broad Walk, Widely Regarded as Winchmore Hill's Most Premier Residential Road

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



Havilands are delighted to offer For Sale, this mixed use property located on The Green, N21. The property is arranged in two distinct and income-producing elements.

To the front of the site is a well-established dental practice, laid out over ground and first floors and extending to approximately 1,380 sq ft. The ground floor provides a series of dental surgeries, while the first floor offers ancillary accommodation including offices, storage and staff facilities. This element is let on a 15-year lease dated 5 April 2012, expiring 4 April 2027, at a current rent of £45,000 per annum. The dental practice is available to purchase separately to the freehold property.

Positioned to the rear of the dental practice is a self-contained residential house, currently let under an Assured Shorthold Tenancy. The property comprises a well-presented two-bedroom cottage, featuring a bright, high-ceilinged reception room with doors opening directly onto an impressive approximately 74 ft manicured rear garden. The principal bedroom benefits from an en suite bathroom. The AST commenced on 5 July 2024, at a rent of £2,600 per calendar month.

Location

The property occupies a prominent position on the south side of The Green, at the junction with Broad Walk, widely regarded as Winchmore Hill's most premier residential road. The Green offers a range of independent shops, cafés, pubs and restaurants, while Winchmore Hill Station is approximately 150 metres away, providing direct services into central London and the City.

Tenure: Freehold

EPC Rating: Current 82(D)

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(81-91) B		
(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	

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come by and meet the team

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