





Green Lanes, Palmers Green, London, N13

£1,250,000

Addison Townsend are pleased to offer this freehold investment opportunity comprising of a 1481sqft commercial unit to ground floor, current class E, previously occupied as a bank and a six bedroom four bathroom flat above split over three floors offering 1788sqft of living space. The property is situated in a prominent location on an active high street in Palmers Green within 0.2 miles of the station, short walk of local bus routes. Nearby shops include; charity shops including, British Heart Foundation and Red Cross, Winkworth Estate Agents, cafes, bakeries, Scrivens Opticians and Sainsburys.

EPC for flat

www.find-energy-certificate.service.gov.uk/energy-certificate/9160-3955-9200-7575-6204



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Tenure : Freehold

Sq.Ft : 3269



**Approximate Gross Internal Area 3269 sq ft - 304 sq m
(Excluding Outbuilding)**

Ground Floor Area 1481 sq ft – 138 sq m
 First Floor Area 701 sq ft – 65 sq m
 Second Floor Area 715 sq ft – 66 sq m
 Top Floor Area 372 sq ft – 35 sq m
 Outbuilding Area 19 sq ft – 2 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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ADDISON TOWNSEND
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