



WATLING
REAL ESTATE

PALMERS MEWS, TRADE CLOSE, LONDON, N13 5UB

Freehold Mixed-Use Investment Opportunity with Excellent Asset Management Prospects

INVESTMENT HIGHLIGHTS

- ▶ Recently completed development
- ▶ Benefiting from ICW new-build warranty
- ▶ Freehold
- ▶ Vacant
- ▶ Six 2-bedroom maisonettes with garages and two 1-bedroom apartments
- ▶ Four commercial units with potential conversion to residential STPP
- ▶ Total GIA: 9,711 sq. ft

OFFERS ARE INVITED IN EXCESS OF

£4,000,000

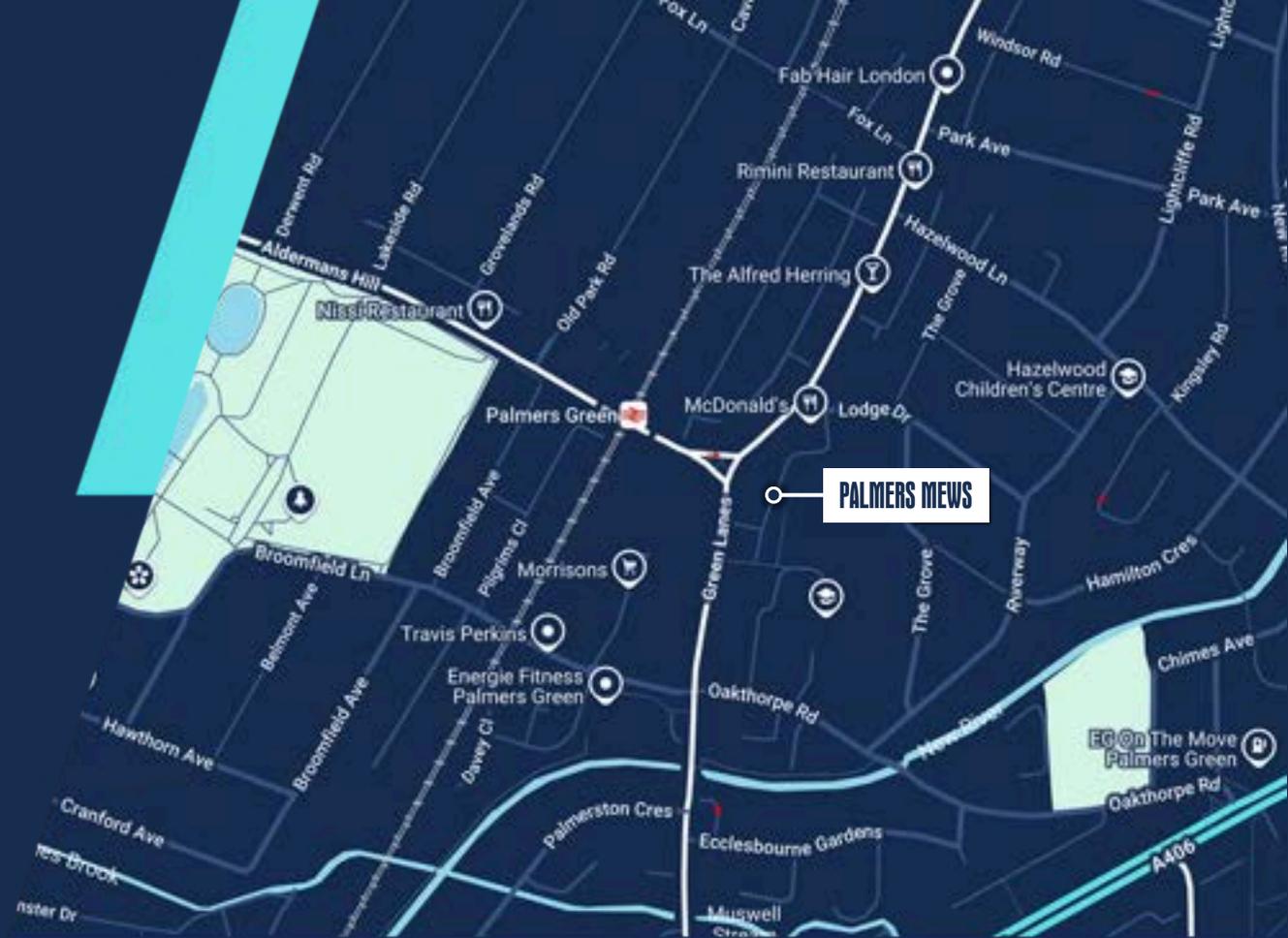
FOR THE FREEHOLD INTEREST



LOCATION

The property is located in Palmers Green, in north London, within the London Borough of Enfield.

The property is situated just behind Green Lanes; within walking distance of all the local amenities. Palmers Green is a vibrant neighbourhood which has benefitted from continued investment, with a range of both local boutique shops / restaurants and larger national businesses.



DESCRIPTION

The property comprises 6x 2-bedroom maisonettes and 2x 1-bedroom flats as well as 4 commercial units.

The 2-bedroom maisonettes extend to approximately 1,173 sq. ft* with an additional single integrated garage on the ground floor. Each maisonette benefits from 2 balconies; one on each floor. The master bedroom includes an en-suite and a family bathroom serves the second bedroom. The living space is open plan and occupies the whole of the second floor in an open-plan configuration.

The one-bedroom flats extend to approximately 549 sq. ft* each and have a balcony off the living area.

The ground floor commercial units benefit from planning use class E. Three of the commercial units extend to approximately 388 sq. ft, and the other extends to approximately 409 sq. ft.

The site extends to c.0.291 acres.

There are 6x garages for parking belonging to the 6 duplexes.

*Floor areas are inclusive of balconies and garages and have been taken from a previous valuation. Buyers should make their own enquiries.



CONNECTIVITY



Palmers Green Railway Station is 0.1 miles away from the property and is on the line between Stevenage and London Moorgate. The A406 (North Circular Road) is located 0.4 miles away.



Finsbury Park

13 mins

Highbury & Islington

20 mins

Hertford North

25 mins

Moorgate

27 mins

Stevenage

27 mins



M1 J2

15 mins

M25 J24

17 mins

Luton Airport

40 mins

Central London

1 hour



PLANNING

Planning permission was granted in 2018 for 'Demolition of existing buildings and redevelopment by the erection of a 2 and 3-storey block comprising 4 commercial units (Use Class B1(a) Office) at ground floor level with 8 self-contained residential units above (2 x 1-bed, 6 x 2-bed) and associated car parking.' (18/04953/FUL).

CONSTRUCTION DOCUMENTATION

A suite of construction documentation is available within the data room. Access is available by request.

REMAINING WORKS

Snagging works are currently being undertaken however it is anticipated that the residential elements of the property will be completed at the point of sale. Commercial units will be left in a shell and core condition to be fitted out by an incoming purchaser.



FURTHER INFORMATION

TENURE

MX410887 (Freehold).

SERVICES

We understand that the property benefits from Electricity, Water and Mains Drainage. As this is a sale on behalf of Receivers, buyers should rely on their own enquiries regarding service availability.

EPC

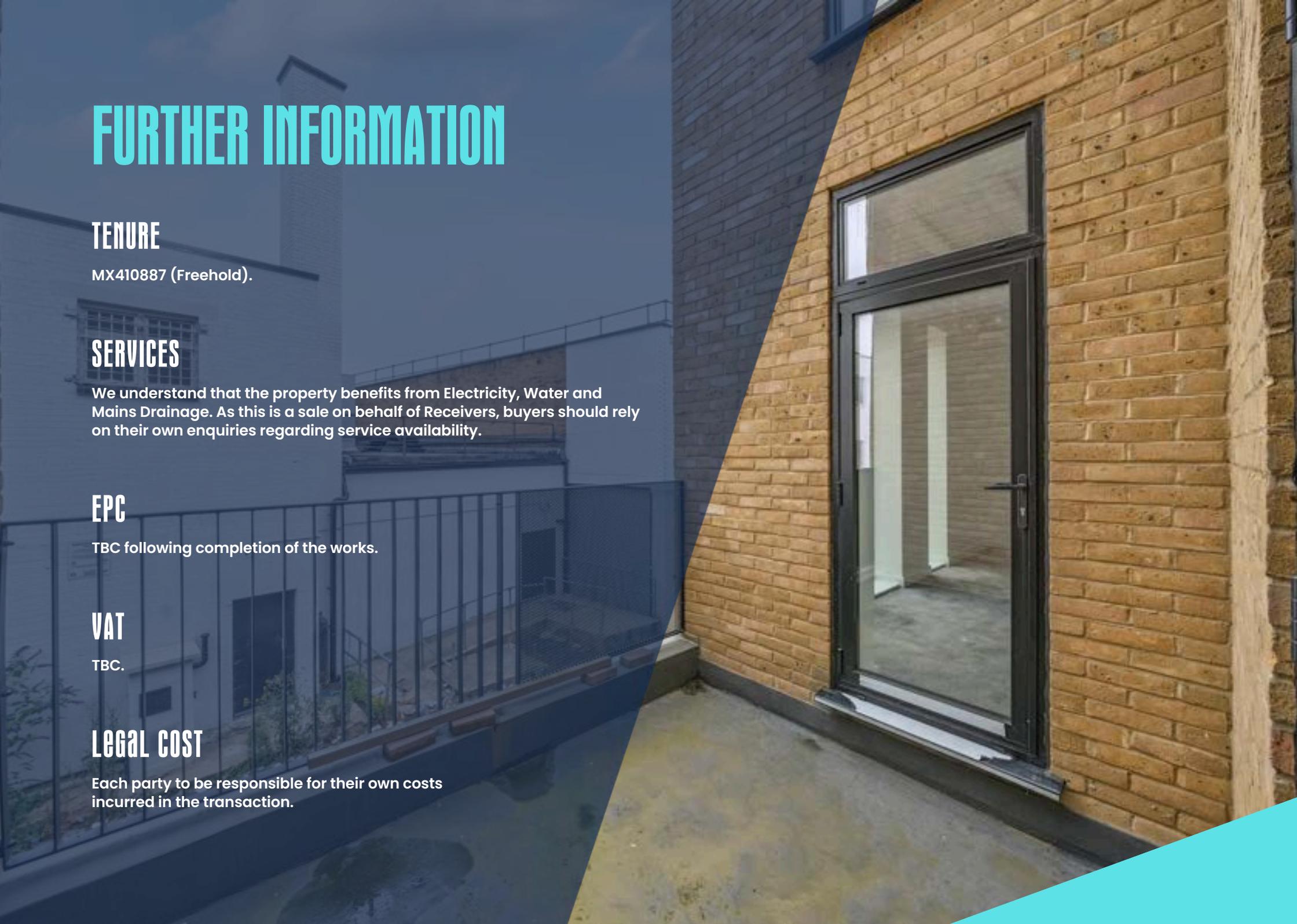
TBC following completion of the works.

VAT

TBC.

LEGAL COST

Each party to be responsible for their own costs incurred in the transaction.



VIEWINGS

Strictly by appointment only via Watling Real Estate as Sole Agents.

SALE BY RECEIVERS

The property is offered for sale on behalf of Nathan Pask and Andrew Foster, the Joint Receivers ("the Receivers"). The Receivers offer no title / warranties associated with this property or transaction. The Receivers act without personal liability.

ANTI-MONEY LAUNDERING

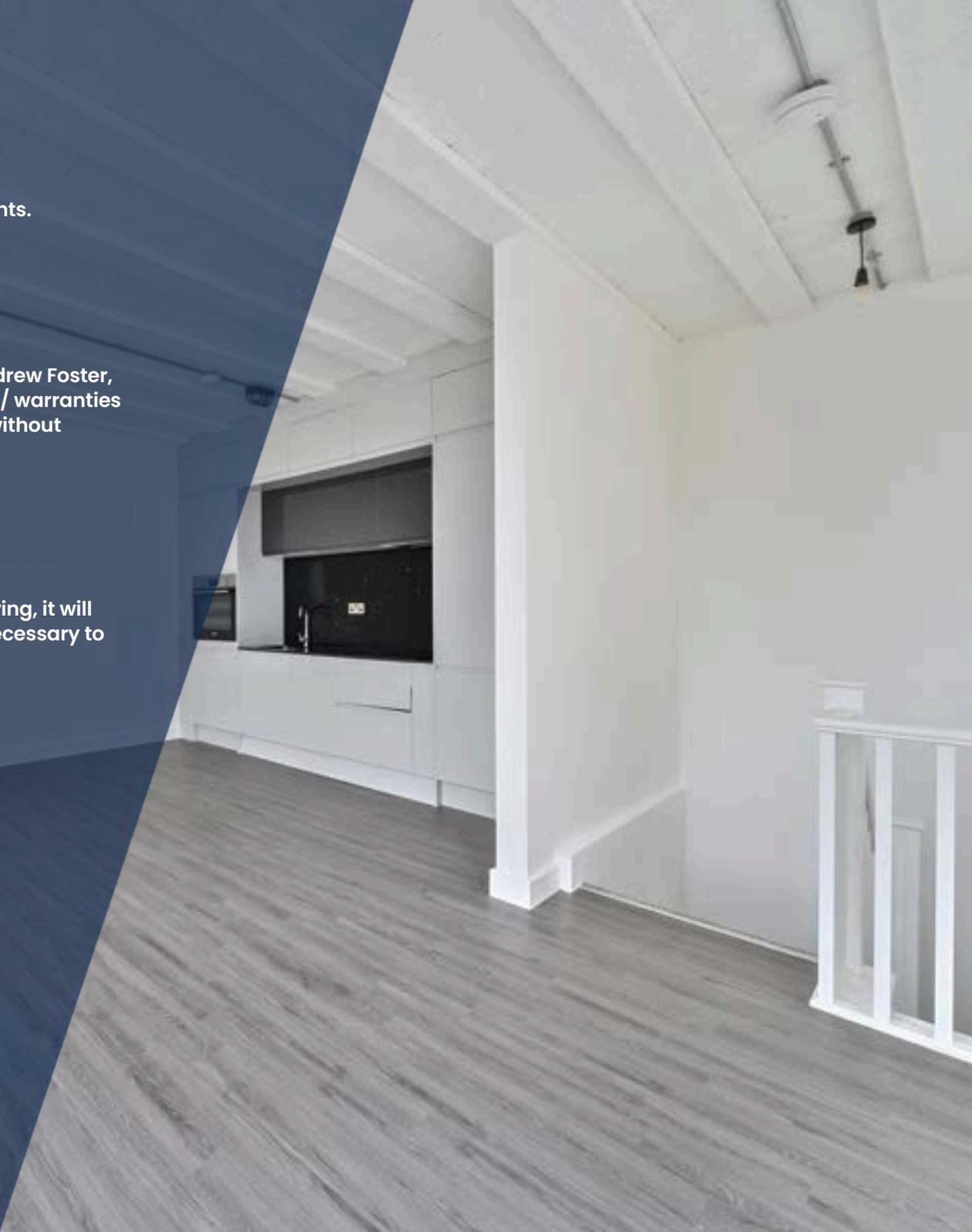
To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

PROPOSAL

Offers are invited in excess of £4,000,000 for the Freehold interest.



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WATLING
REAL ESTATE

September 2025

Subject to Contract

Property Reference: 223112

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