

Green Lanes
Palmers Green

JR
Sales & Lettings

£1,150,000
Freehold

A rare opportunity to acquire the freehold interest in this attractive three-storey Edwardian building, comprising four self-contained flats together with ground-floor commercial premises, formerly occupied by a motor sales business.

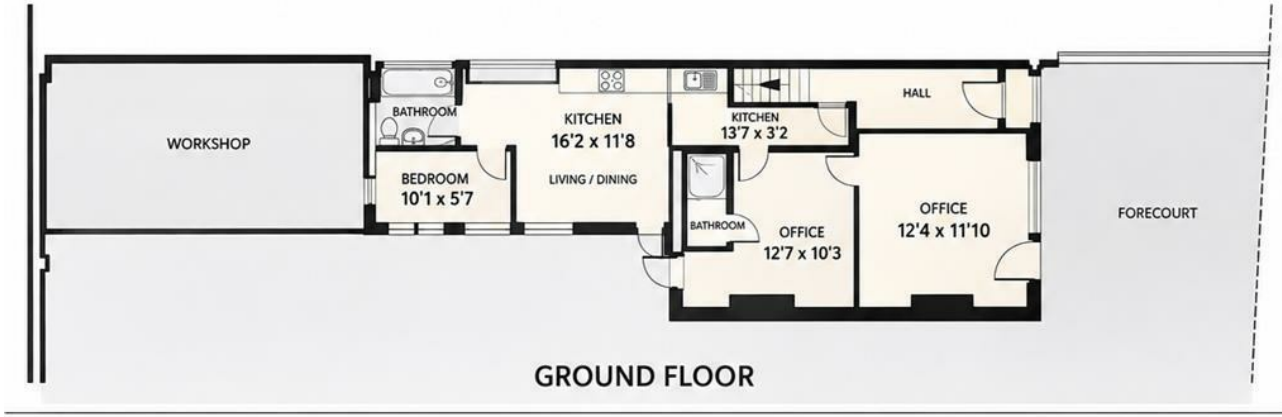
The four residential flats are currently let on Assured Periodic Tenancies (APTs), providing an established rental income, whilst the commercial accommodation, comprising dedicated office space, a workshop/ rear yard and front forecourt, offers excellent potential to generate additional rental income through commercial letting.

The building has undergone a programme of refurbishment and improvements over the past five years, enhancing both its appearance and overall condition.

Conveniently positioned approximately 0.7 miles from Winchmore Hill Railway Station and 0.8 miles from Palmers Green Railway Station, the property represents an excellent mixed-use freehold investment opportunity, offering an existing residential income stream alongside the potential for further commercial rental income.

There may also be scope for further extension or development, subject to the necessary planning permissions and consents.

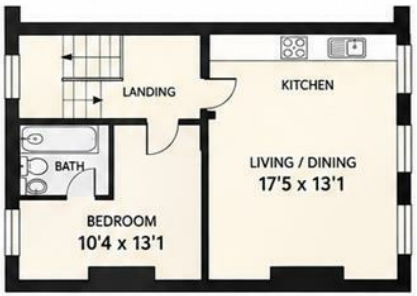
- **Three Storey Building**
- **Four Flats (two 1 Bedrooms. 2 Studio)**
- **Commercial Ground Floor Office**
- **Rear Yard/Garages/Parking**
- **Front Forecourt/Off Street Parking**
- **Formally Motor Dealers**
- **Call For More Details & Viewing Arrangements**
- **Between Winchmore Hill & Palmers Green Train Stations**



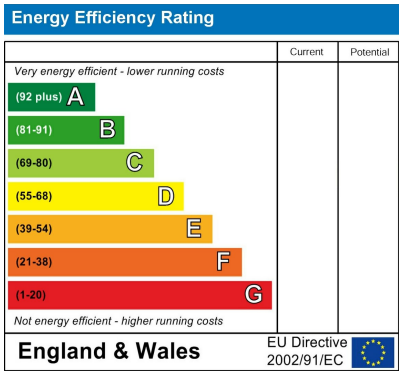
GROUND FLOOR

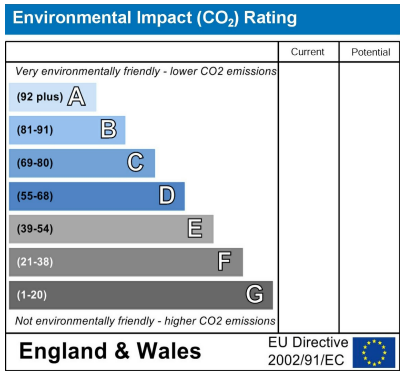


FIRST FLOOR



SECOND FLOOR








JR Sales & L


JR Sales & L


JR Sales & L


JR Sales & L


JR Sales & L


JR Sales & L


Cycle Way
604
Waterview
Court
596