

Chas R

LOWE

Est. 1876

31a Church Hill Road, East Barnet
£560,000 Freehold





SHOP

Main area 29'1 x 13'4

Office 7'5 x 7'3

Toilet

Backyard/parking 27'9 x 13'11

Current lease : 15 years granted 2021

Rental income : £8400 pa

DUPLEX APARTMENT

Stairs leading to front door.

ENTRANCE HALL:

Stairs leading to landing, understairs storage cupboard.

LOUNGE

Two double glazed windows overlooking front, radiator, power points.

KITCHEN

Comprising both base and eye level units, roll top work surfaces to three sides, stainless steel sink with single drainer, induction hob with electric oven below, plumbing for washing machine, wall mounted gas central heating boiler, double glazed window overlooking rear.

LANDING

Access to loft.

BEDROOM

Two double glazed windows overlooking front, radiator, power points.

BEDROOM

Double glazed window overlooking rear, power points, single radiator.

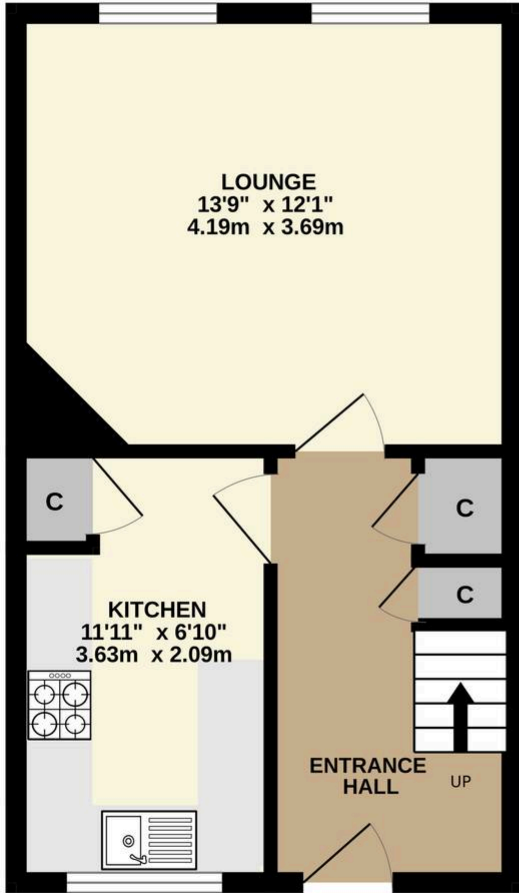
BATHROOM

Low level flush WC, pedestal wash hand basin, panelled bath with shower screen, double glazed frosted window, tiled walls, towel rail.

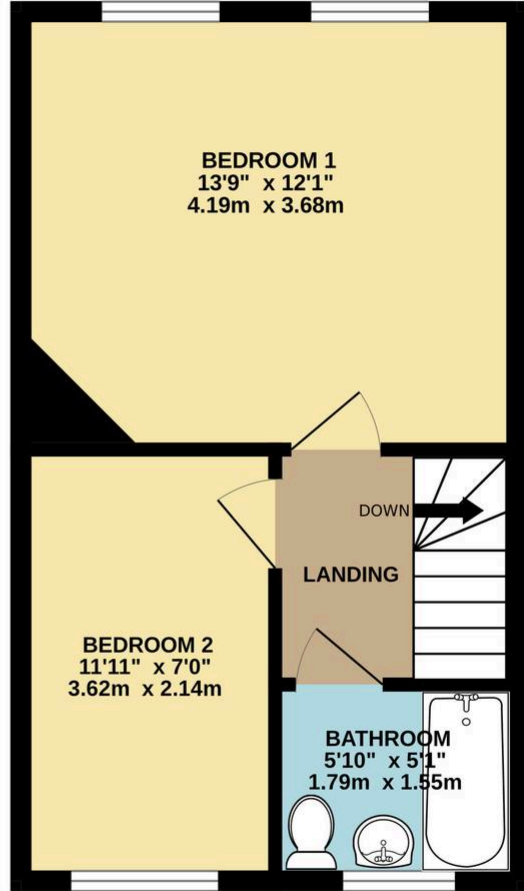
LOCAL AUTHORITY: BARNET



FIRST FLOOR
330 sq.ft. (30.7 sq.m.) approx.

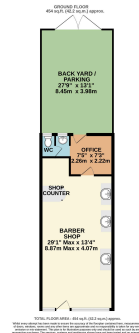
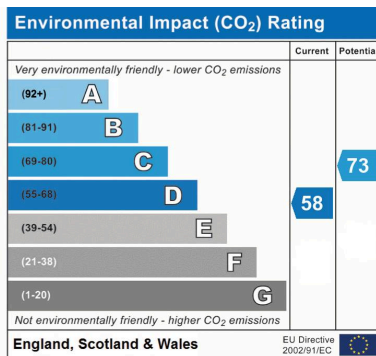
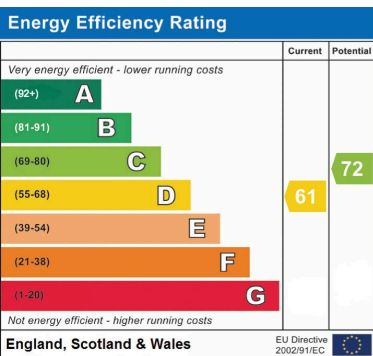


TOP FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 1. Money Laundering Regulations:** Prospective purchasers will be required to provide identification documents at a later stage. We kindly request your cooperation to ensure there is no delay in progressing the sale.
- 2. General Information:** Whilst every effort is made to ensure these particulars are fair, accurate, and reliable, they are provided as a general guide only. If any aspect is of particular importance, please contact our office and we will be happy to verify the details for you, especially if you are planning to travel a significant distance to view the property.
- 3. Measurements:** All measurements are provided for guidance purposes only and should not be relied upon as exact.
- 4. Services:** We have not tested any services, systems, or appliances within the property. Prospective buyers are advised to obtain their own surveys or service reports prior to finalising any purchase.
- 5. Disclaimer:** These particulars are issued in good faith but do not constitute statements of fact or form part of any offer or contract. All information should be independently verified by prospective buyers or tenants. Neither the company nor its employees or agents are authorised to make or provide any warranties or representations regarding the property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks in accordance with regulations set by HM Revenue and Customs (HMRC) for all property transactions. It is a legal requirement for both buyers and sellers to complete these checks successfully before any transaction can proceed.

For buyers, where any part of the purchase funds are being provided as a gift, the individual(s) providing the gifted funds will also be required to undergo AML checks.

We utilise Coadjute's Assured Compliance service to undertake these AML checks. A fee of £27.00 plus VAT will be charged per individual for each AML check conducted.