





Hertford Road
Enfield
N9 8AA

Offers in Excess of £
617,000.00

bettermove

Hertford Road - Enfield

Bettermove are proud to present this fantastic freehold commercial investment opportunity on Hertford Road, North London, comprising a ground-floor commercial premises and a spacious 2/3 bedroom flat arranged over the first and second floors, available with vacant possession of the residential accommodation.

Built in 1902, this freehold property offers approximately 1,883 sq ft of accommodation and presents an excellent investment opportunity. The ground-floor commercial premises is currently let on a 10-year lease, generating an annual rental income of £16,500. The property is presented in excellent condition throughout, with the residential accommodation having been tastefully refurbished. The commercial premises benefits from an EPC rating of B, while the residential flat has an EPC rating of D.

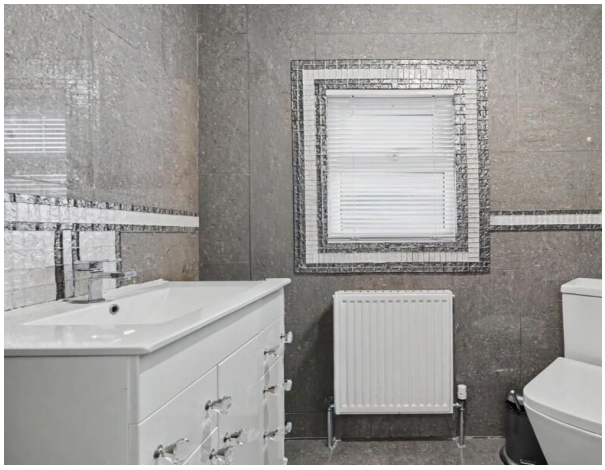
The interior of the property comprises a spacious ground-floor shop with an office and storage area. The first floor consists of a generous living room, separate dining room, fitted kitchen, utility room and toilet. The second floor offers two well-proportioned bedrooms and an en-suite bathroom. The residential accommodation is presented in excellent cosmetic condition throughout, offering comfortable and versatile living space.

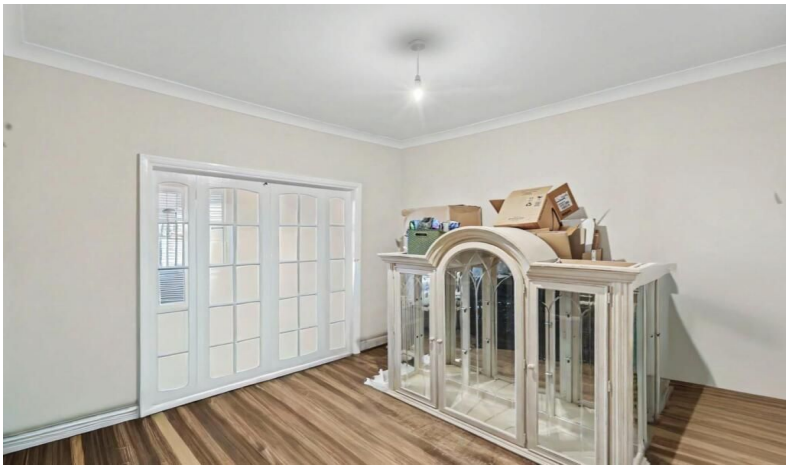
Located on the popular Hertford Road in North London, the property occupies a prime position within a bustling commercial parade, surrounded by a variety of independent shops, supermarkets, restaurants, cafés and other local amenities. Excellent transport connections can be found via nearby railway stations and local bus routes, providing convenient access into Central London and surrounding areas. The property is also within easy reach of local parks and green spaces.

This exciting investment opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
2	1	1	Freehold

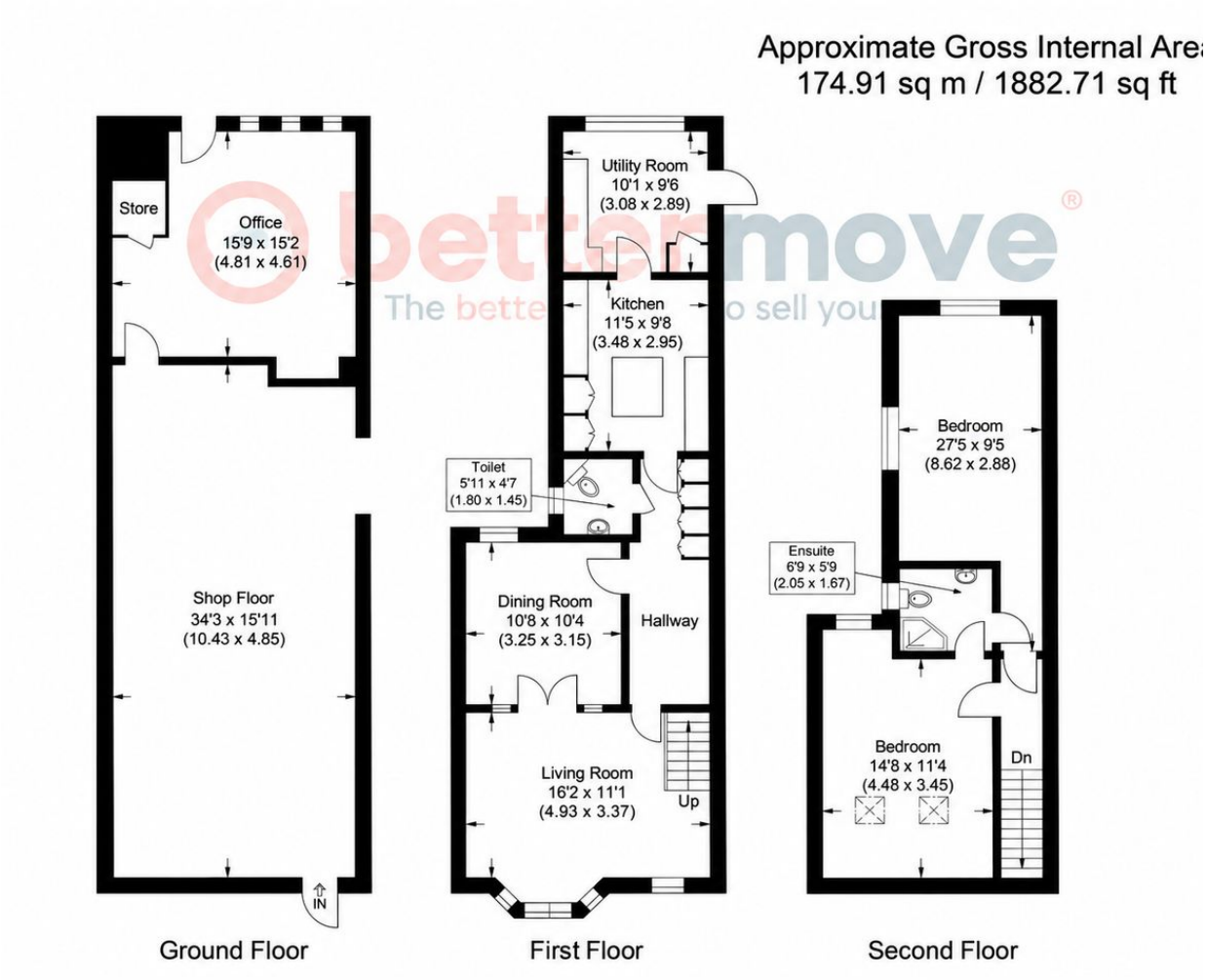








Floor Plan


Approximate Gross Internal Area
174.91 sq m / 1882.71 sq ft
Store
Office
15'9 x 15'2
(4.81 x 4.61)
Shop Floor
34'3 x 15'11
(10.43 x 4.85)
IN
Ground Floor
Utility Room
10'1 x 9'6
(3.08 x 2.89)
Kitchen
11'5 x 9'8
(3.48 x 2.95)
Toilet
5'11 x 4'7
(1.80 x 1.45)
Dining Room
10'8 x 10'4
(3.25 x 3.15)
Hallway
Living Room
16'2 x 11'1
(4.93 x 3.37)
Up
First Floor
Bedroom
27'5 x 9'5
(8.62 x 2.88)
Ensuite
6'9 x 5'9
(2.05 x 1.67)
Bedroom
14'8 x 11'4
(4.48 x 3.45)
Dn
Second Floor

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		69
(55 to 68) D	64	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	59	67
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.