

16 Barrington Road  
London  
N8 8QS

**FOR SALE**

**Offers in excess of  
£1,250,000**

Set on Barrington Road close to the junction with Carysfort Road. A short walk to local amenities along Park Road. The property backs on to the open green spaces and recreational Priory Park. Hornsey station is easily accessible providing Great Northern Services to Moorgate



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

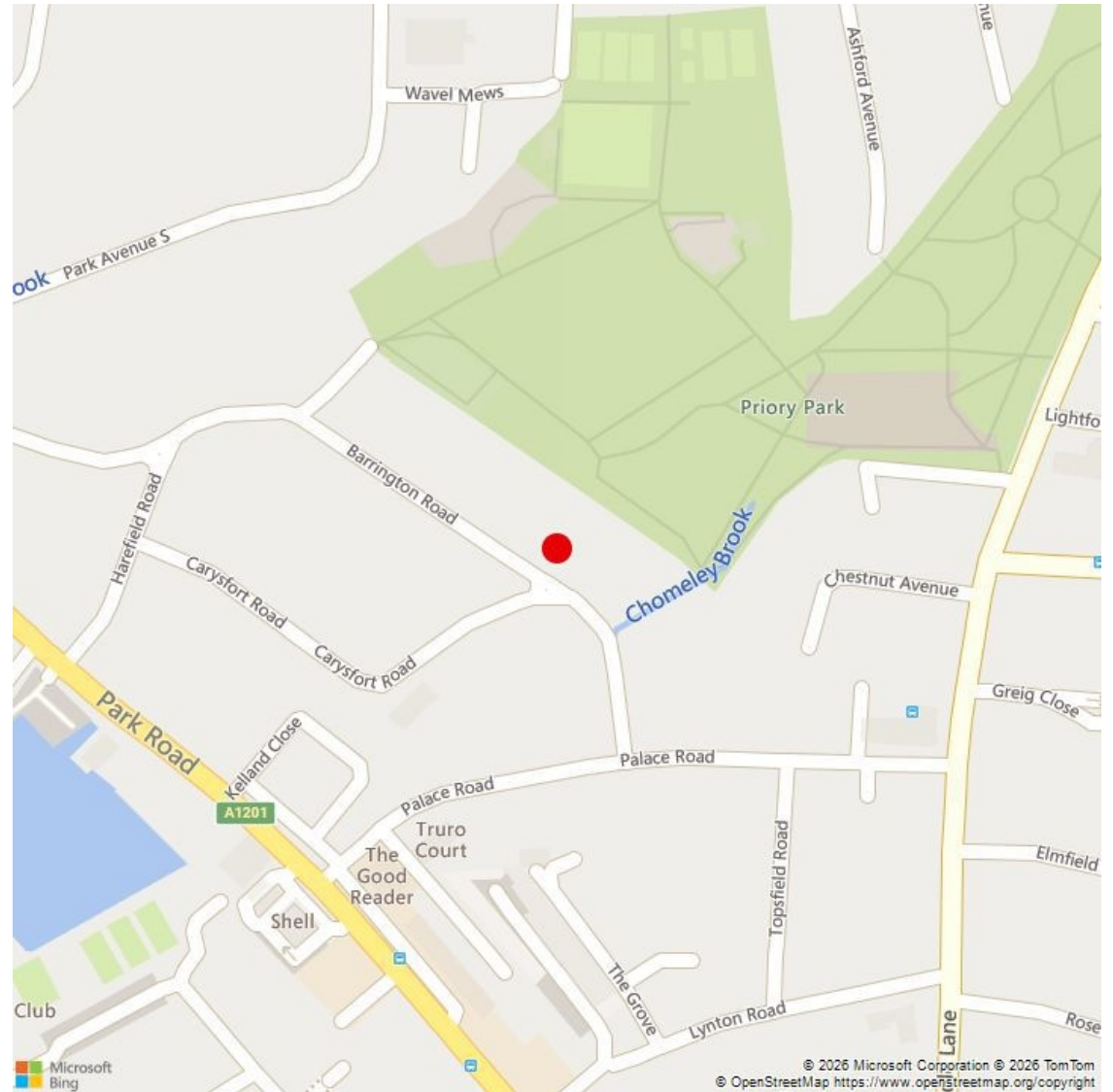
**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

A three storey linked semi-detached house 1759 sq.ft. approx. with front and rear gardens which has been converted to provide two self-contained flats. Ground floor 2 bedroom flat and a four bedroom split level flat over first and second floors. Ground floor with own private entrance, reception and kitchen, wc and bathroom - £1787PCM Upper flat with own private entrance at ground floor, half landing with wc, kitchen with access to bathroom and a bedroom, stairs to first floor which comprises bedroom and reception. Further 2 bedrooms on top floor which is let on AST to 4 sharers. £2900 pcm. HMO Licence 5 years from 6.7.2022.

**\*\*To be sold with the benefit of the tenants in situ not vacant possession\*\***



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### Price

Offers in excess of £1,250,000

### EPC

Ground Flrst and Top Floor Energy Rating D

### Tenure

Freehold

### Legal Costs

Each Side to bear their own



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## Rates

Council Tax Band  
Ground Floor C, First & Second E

## Viewing

Via the owners sole agents PSS Commercial.

## VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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