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Jeremy Leaf & Co.









High Road, East Finchley, London, N2

£450,000

- Ground floor office
- Private entrance
- Gated off street parking
- 0.6 miles from East Finchley Norther Line Tube Station
- Planning approved (23/4277/FUL) for change of use from office to residential
- Private garden
- Approx. 87 sq. m / 938 sq. ft

863 High Road, London, N12 8PT
020 8446 4295

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High Road, East Finchley, London, N2 9AH

Modern ground floor office of approx. 87 sq. m / 938 sq. ft with its own private entrance, private garden and gated off street parking space.

Planning permission was granted by the London Borough of Barnet (reference - 23/4277/FUL) for change of use from office to residential. This permission was originally granted in December 2023 and a fast-track application (26/3919/FUL) has been lodged to extend the permission.

The property is located 0.6 miles from East Finchley Norther Line Tube Station and within easy access of the multiple shopping facilities of East Finchley, the much-loved Phoenix cinema and other local amenities. It is also within close proximity to some of the most sought after Primary and Secondary schools in the area including Martins, Holy Trinity, Coldfall, Eden, The Archer Academy and Fortismere.

We are advised by the owners that the annual service is approximately £3,126 per annum.

The current rateable value of the property is £21,750. The rates payable will be approximately £10,853 per annum but prospective purchasers are advised to contact the local authority for confirmation of this.

Offers are invited at the asking price of £450,000 for the leasehold interest in this property to owners' sole agents Jeremy Leaf & Co from whom plans, other information and viewing STRICTLY BY APPOINTMENT ONLY are available.

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Council Tax Band:

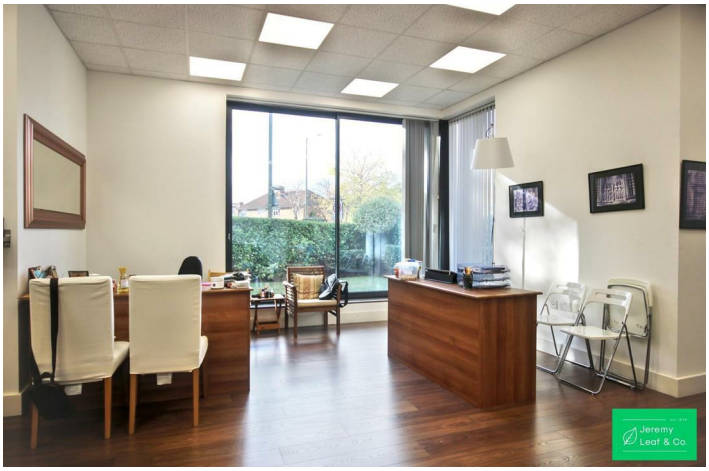


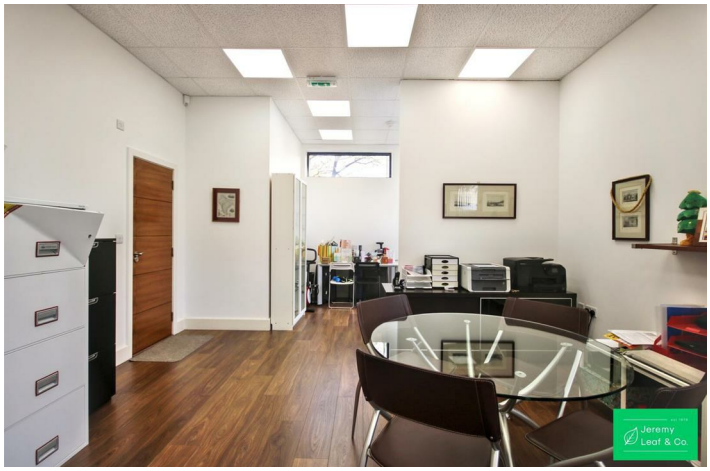


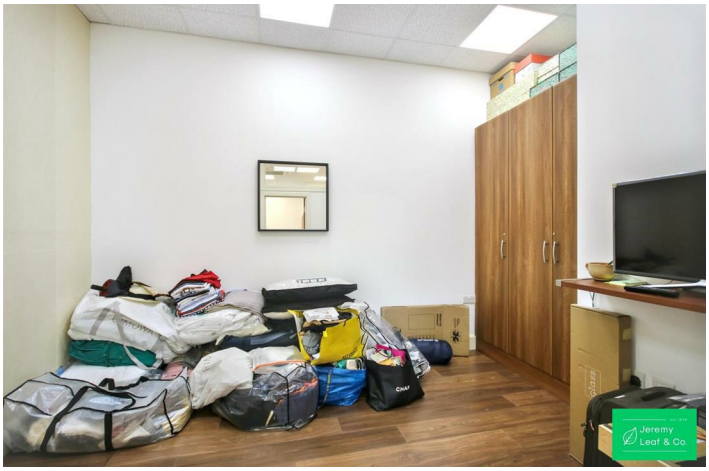






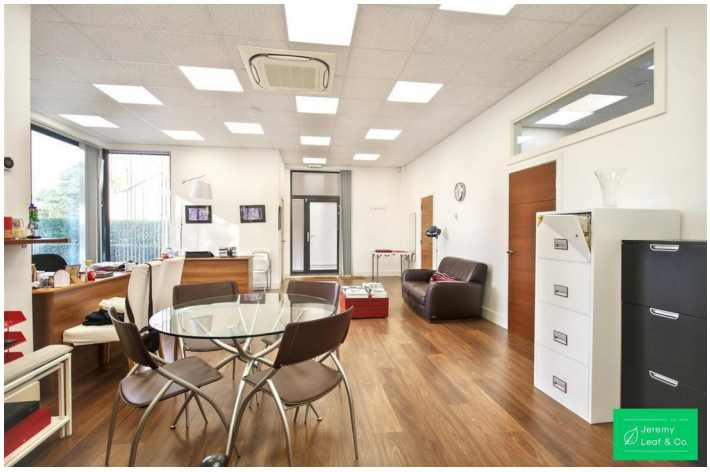


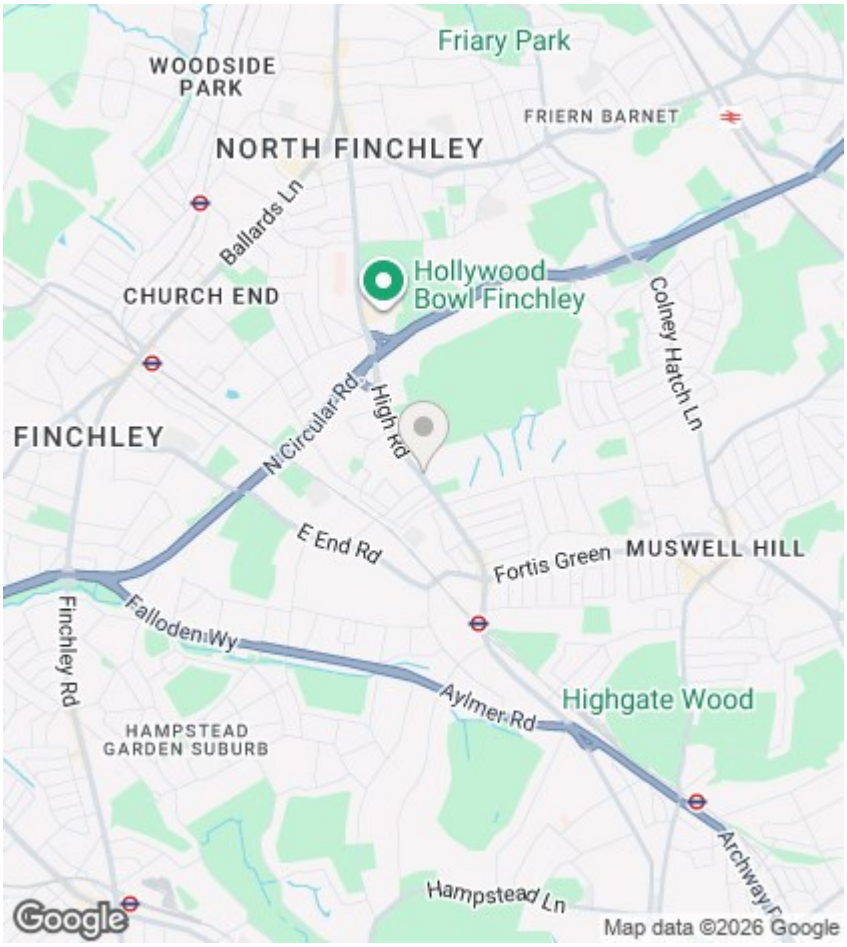












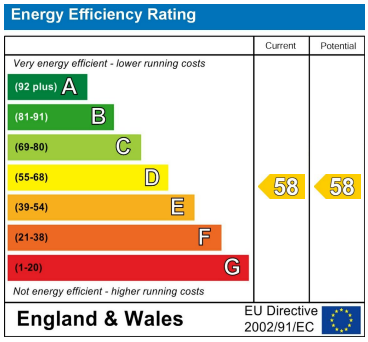
Directions

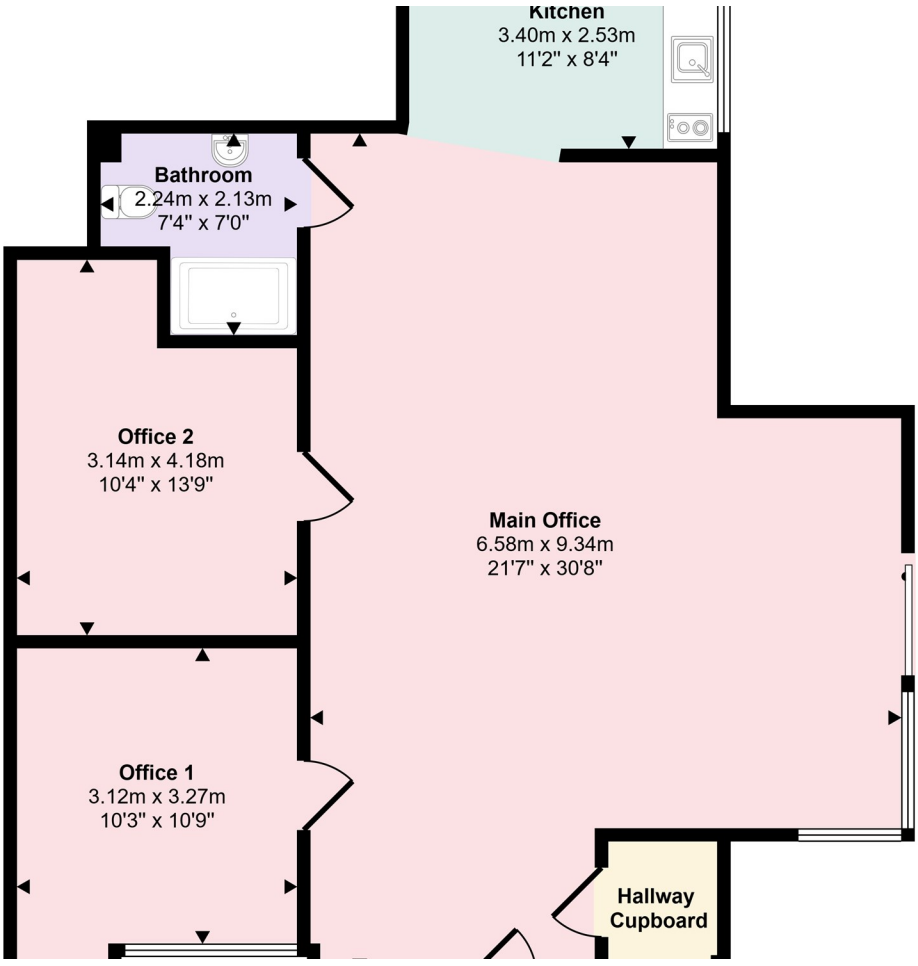
Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:

D





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