

FOR SALE

HIGH ROAD, NORTH FINCHLEY, N12

£750,000

MID-TERRACE MIXED COMMERCIAL/ RESIDENTIAL PREMISES  
WITH OWN REAR GARDEN FOR CONVERSION AND  
DEVELOPMENT (Subject to the necessary consents)

Set over 194 sq m, this Freehold Residential/Commercial property has good investment and development potential. Within a small parade of shops, the mid-terraced property comprises a ground floor retail unit and two upper floors. The property requires updating throughout and could potentially be broken up for a mixed-use development subject to the necessary consents. Located within easy access to transport links, schools and the North Circular (A406), we offer this property chain free.



£750,000 - FREEHOLD

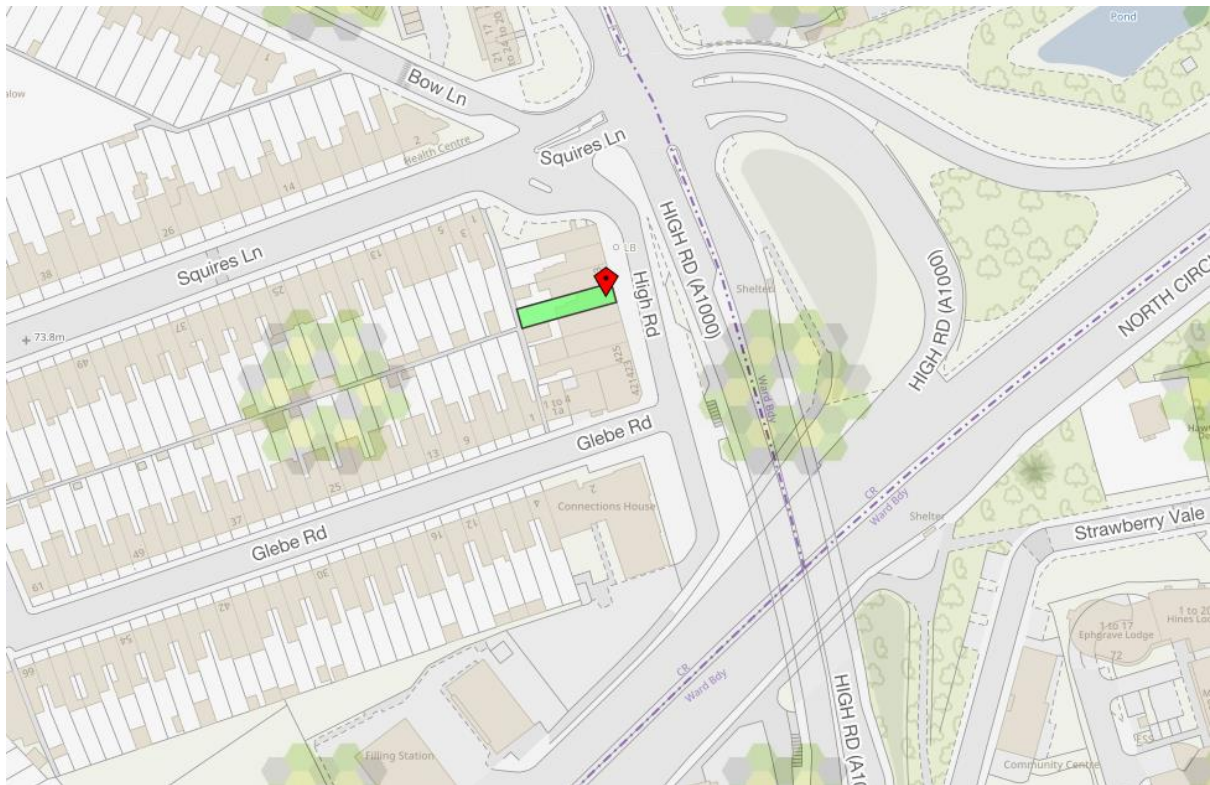
## Internal Dimensions

### Main Property

	Floor area	Room height	Heat Loss Wall perimeter	Party Wall length
2 <sup>nd</sup> floor	52.75 m <sup>2</sup>	2.50 m	10.9 m	19.36 m
1 <sup>st</sup> floor	63.83 m <sup>2</sup>	2.50 m	14.31m	22.77 m
Lowest floor	68.40 m <sup>2</sup>	2.50 m	11.06 m	22.77 m

### 1<sup>st</sup> Extension

	Floor area	Room height	Heat Loss Wall perimeter	Party Wall length
2 <sup>nd</sup> floor	0	0	0	0
1 <sup>st</sup> floor	0	0	0	0
Lowest floor	8.81 m <sup>2</sup>	2.40 m	5.94 m	3.02 m





## Energy performance certificate (EPC)

431 High Road North Finchley LONDON N12 8AP	Energy rating	Valid until:	16 October 2034
	<b>F</b>	Certificate number:	8534-9521-0400-0510-2272

Property type	End-terrace house
Total floor area	194 square metres

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

This property's energy rating is F. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92-	A		
81-91	B		63 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



Consumer Protection from Unfair Trading Regulations 2008

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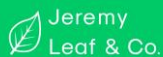
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