

HIGH STREET, PONDER'S END, ENFIELD EN3



***** FOR SALE THIS RARE & SOUGHT AFTER PRIME HIGH STREET FREEHOLD BUILDING *** COMBINING OF A THREE BEDROOM SPLIT LEVEL SELF CONTAINED APARTMENT & GROUND FLOOR LOCK UP SHOP & GARAGE-WORKSHOP to the REAR. The Premises are Located Along this Long ESTABLISHED POPULAR Shopping Parade with it's Variety of COMMERCIAL SHOPS - Multiple RETAILERS & Nearby Residential Turnings with it's Multiple RED BUS ROUTES, choice of RAIL STATIONS LEADING into LONDON'S LIVERPOOL STREET STATION both having TUBE CONNECTIONS for the VICTORIA LINE at TOTTENHAM HALE & SEVEN SISTERS Stations. Viewings RECOMMENDED..!**

***** In Our Opinion OFFERS An EXCELLENT PROPERTY INVESTMENT OPPORTUNITY with FURTHER SCOPE (Subject To Planning Permissions & Building Regulations & Subject to Change of Use) In Maximising The PROPERTY INVESTMENT POTENTIAL or An Ideal STARTER BUSINESS OPPORTUNITY *** For Further Information Contact Church's.**

GUIDE PRICE: £575,000 FREEHOLD

FLAT APARTMENT:

ENTRANCE:

The entrance is from the High Street via upvc door leading into the reception hallway.

ENTRANCE RECEPTION HALLWAY:

Is off long hallway leading to additional door & stairs leading to the first floor landing.

FIRST FLOOR LANDING:

Split level landing, doors to lounge, kitchen, bathroom-separate wc & bedroom-dining room.

LOUNGE:

15' 0" x 14' 5" (4.57m x 4.39m - Narrowing to 12'5 Into Bay)
Laminated flooring, feature fire mantle, radiator, TV point & upvc double glazed window to front aspect.

KITCHEN:

11' 5" x 9' 0" (3.48m x 2.74m)
Range of fitted units to base & eye level, stainless steel sink unit with mixer taps, plumbed for washing machine, radiator, laminated flooring, wall mounted boiler & upvc double glazed window to rear aspect.

DINING ROOM-BEDROOM THREE:

10' 0" x 9' 0" (3.05m x 2.74m)
Fire mantle, radiator & upvc double glazed window to rear aspect.

BATHROOM:

Comprising panelled bath with mixer taps, pedestal wash basin with mixer taps. tiled walls & flooring, radiator & upvc double glazed window to side aspect.

SEPERATE WC:

Low flush wc, tiled flooring lino & upvc double glazed window to side aspect.

SECOND FLOOR LANDING:

Built-in cupboard, upvc double glazed window to aspect, doors to bedrooms 1 & 2.

BEDROOM ONE

13' 10" x 11' 0" (4.22m x 3.35m)
(Restricted Head Height) Floor to ceiling, fitted wardrobes, radiator, fire mantle & upvc double glazed window to front aspect.

BEDROOM TWO:

11' 0" x 8' 5" (3.35m x 2.57m)
(Restricted Head Height) Fire mantle, radiator, built-in cupboard & upvc double glazed window to rear aspect.

COMMERICAL LOCK UP PREMISES:

The Commercial Premises Currently is Trading as a Hair Dressing Salon & has been Trading for a number of years. Church's are lead to believe the current occupiers are Retiring, hence The Property Premises Are Being Marketed.

LOCK UP PREMISES:

25' 10" x 11' 0" (7.87m x 3.35m - Narrowign to 7'0)
Comprising Shop Front directly onto High Street, radiators lobby leading to wc washroom & door leading into the store room. The Premises is a working salon with a number of basins and tiled flooring.

STORE ROOM:

12' 0" x 9' 0" (3.66m x 2.74m)
Tiled flooring, radiator, wall mounted gas boiler, built-in cupboard & access leading into the kitchen area (In Our Opinion Subject To Planning & Building Regulations Approval & Change Of Use. The Trading Area is Ideal to extend Throughout).

KITCHEN:

10' 0" x 6' 0" (3.05m x 1.83m)
Range of units, sink unit, cooker point, tiled flooring, upvc double glazed window to rear aspect & door allowing access into the courtyard gardens.

EXTERIOR:

REAR:

Comprising courtyard gardens, exterior tap, exterior lighting & door access leading into the workshop-garage.

GARAGE-WORKSHOP:

Garage Area 13.0 x 14.0 - Workshop Area 12.0 x 6.0.
The Garage is pitched roof with open access to the workshop area
Access to the garage via rear communal access.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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ADDITIONAL NOTES:

The property premises is to be sold as one unit & freehold. In our opinion offers an excellent opportunity for either property investment or starter business opportunity or additional branch opening. In our opinion and subject to market activities and local demands. The ground floor commercial lock up shop-premises the achievable rental subject to market conditions - activities to be in region circa £18,000.00 -£20,000.00

The Three Bedroom Self Contained Flat with and including the London Housing Allowance and assistance from Housing-Universal Credit to achieve in the region of £1850.00 - £2000.00

Please Note The property is Being Marketed with a Guide Price £575,000.00 - £600,000.00 & Offers Will Need To Be In Excess £575,000.00 Subject to Contract.

Please Note All prospective parties-applicants will need to make ones own enquires and investigations in regards to the mentioned rental figures. The figures mentioned are subject to market demands - conditions & activity levels and assisting housing allowances universal housing assistance. Hence the figure may increase or decrease to the figures mentioned. *** In our opinion the combined package offers an excellent opportunity All Viewings Strictly by Appointments ***

ADDITIONAL INFORMATION:

Please Note :

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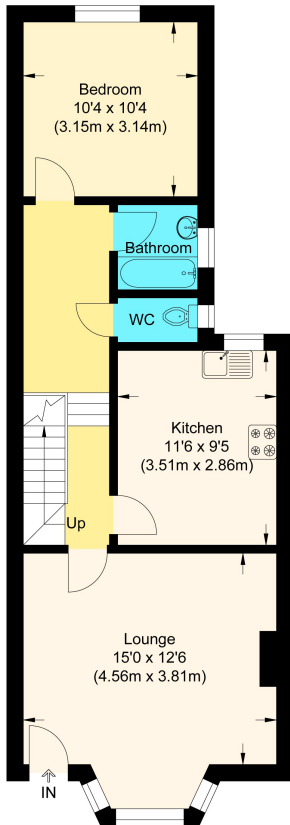
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Please note all administrations to sale or purchase proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated staff members do not will not take any liability or responsibility to any cost's to the present or any future or post proceedings. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed legal representatives or by ones instructed solicitors. Be Aware until the unconditional exchange of contracts selling or purchasing parties have the right to withdraw without notice.

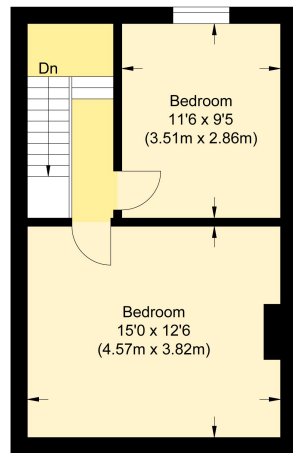
The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! **Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's **

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Ground Floor

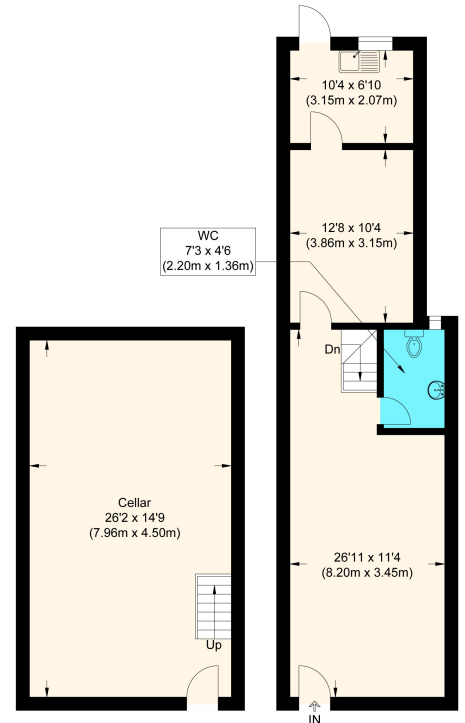
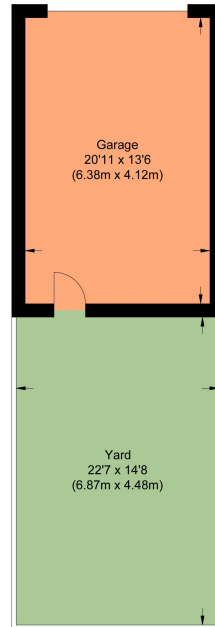


First Floor

High Street, Ponders End, EN3 4EB

Approximate Gross Internal Floor Area : 88.20 sq m / 949.37 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Cellar

Ground Floor

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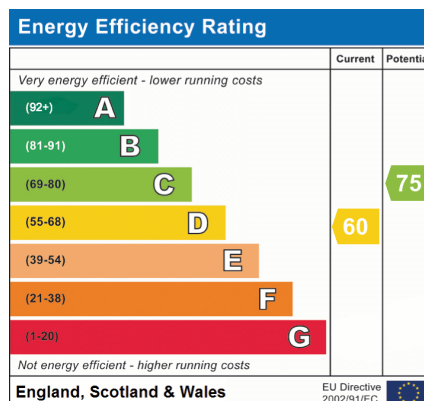
Approximate Gross Internal Floor Area : 45.40 sq m / 488.68 sq ft

(Excluding Garage & Cellar)

Garage Area : 26.30 sq m / 283.09 sq ft

Cellar Area : 35.80 sq m / 385.34 sq ft

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