

FINCHLEY ROAD, GOLDERS GREEN, NW11
£1,050,000, Freehold



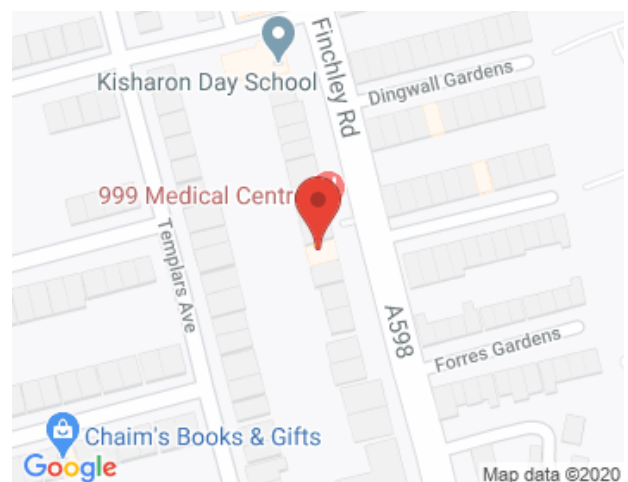
POSSIBLE INTEREST TO THOSE LOOKING FOR
BUSINESS USE OR SIMILAR

*FOR SALE BY ALLSOPS AUCTION ON 18/2

*GUIDE PRICE £1,050,000

*WE ARE PLEASED TO BRING THE MARKET THIS
SEMI DETACHED 4 BEDROOM HOUSE OF SOME 151
SQ/MT 1658 SQ FT IN A PROMINENT POSITION NEAR
TO GOLDERS GREEN UNDERGROUND AND ALSO
SHOPS IN TEMPLE FORTUNE

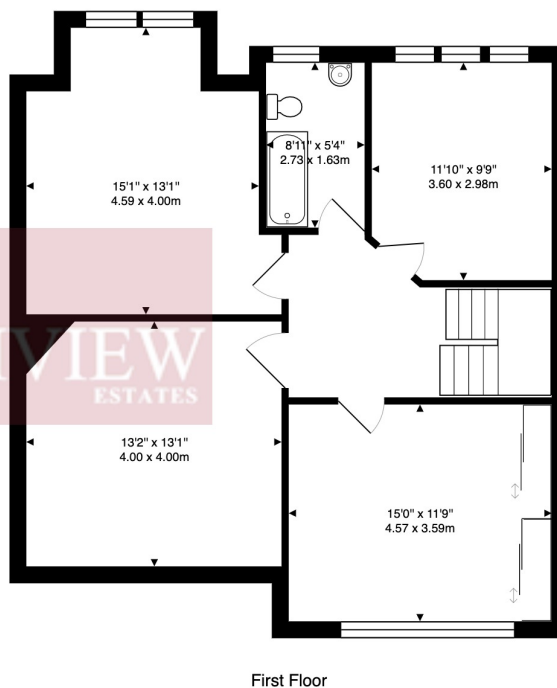
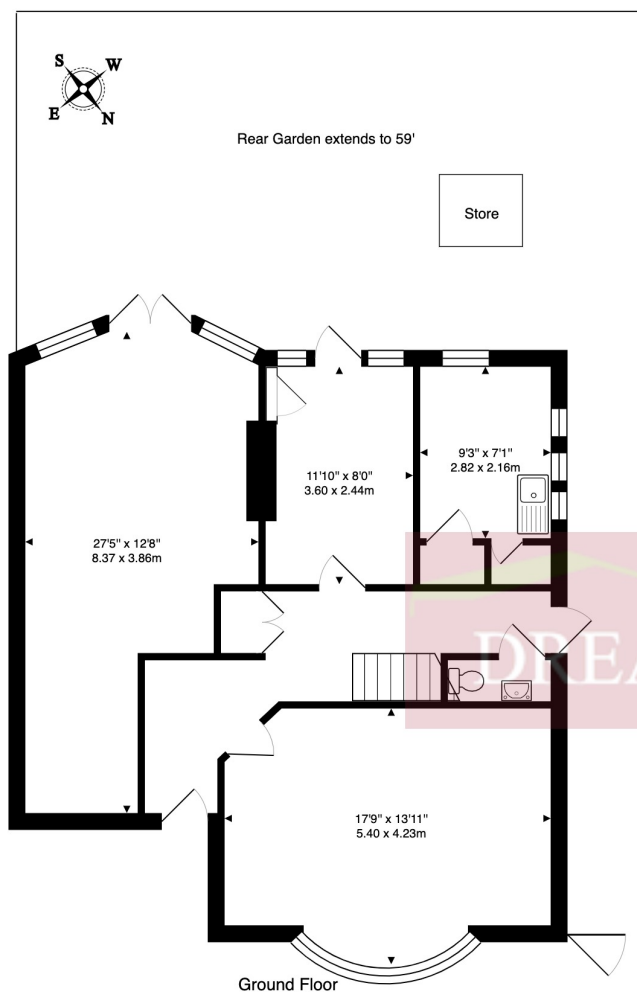
*ALTHOUGH THERE IS NO FORMAL PERMISISON





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		



Finchley Road NW11

Approx. Gross Internal Area: 1658 ft² ... 154.1 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance
only and must not be relied upon as a statement of fact.
(c) Peninsula Surveys Ltd

Dreamview Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

FINCHLEY ROAD, GOLDERS GREEN, NW11 7HB

*FOR SALE BY ALLSOPS AUCTION ON 18/2

GUIDE PRICE £1,050,000

*POSSIBLE INTEREST TO THOSE LOOKING FOR BUSINESS USE OR SIMILAR

*WE ARE PLEASED TO BRING THE MARKET THIS SEMI DETACHED 4 BEDROOM HOUSE OF SOME 154 SQ/MT 1658 SQ FT IN A PROMINENT POSITION NEAR TO GOLDERS GREEN UNDERGROUND AND ALSO SHOPS IN TEMPLE FORTUNE

*ALTHOUGH THERE IS NO FORMAL PERMISISON THE PROPERTY IS CURRENTLY USED AS 1ST FLOOR OFFICES WITH A PHYSIOTHEREPY CLINIC ON THE GROUND FLOOR

*WE GATHER THIS HAS BEEN THE USE FOR THE PAST 10 YEARS OR MORE AND LISTED FOR BUSINESS RATES

*THE CURRENT OWNERS ARE PREPARED TO SIGN AN AFFIDAVIT TO THIS EFFECT

*THE PROPERTY ALSO HAS BEENLISTED FOR BUSINESS RATES AS "OFFICE AND PREMISIS" SO WE ASSUME COMPLETING THE CHANGE OF USE WOULD BE STRAIGHT FORWARD

*ALTERNATIVLEY THE HOUSE COULD BE EASILY RE-INSTATED TO A FAMILY HOME WHICH WOULD PROVIDE THE 4 BEDROOMS AND BATHROOM/WC ON THE 1ST FLOOR WITH A LARGE THROUGH LOUNGE, 2ND RECEPTION, MORMING ROOM AND KITCHEN PLUS A CLOAKROOM ON THE GROUND FLOOR

*OBVIOULSY SOME UPDATING AND REFURNBISHMENT WILL BE REQUIRED

*THERE IS A GOOD SIZE REAR GARDEN WITH SCOPE FOR EXTENSION AND OFF STREET PARKING FOR 4 CARS IN INDETIFIED BAYS

*HOUSES WITH THIS SPECIFIC OPPORTUNITY ARE RARE TO FIND SO EARLY VIEWING IS RECOMMENDED BUT STRICTLY BY APPOINTMENT ONLY

*PRICE £1,200,000 FREEHOLD

*GUIDE PRICE £1,050,000