

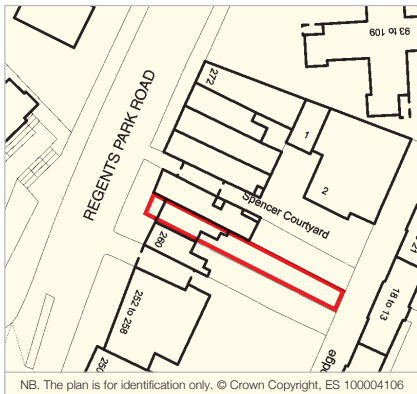
London N3

262 Regent's Park Road, Finchley N3 3HN

- **A Freehold Mid Terrace Office Building**
- Extending to Approximately 150.6 sq m (1,621 sq ft)
- Possible potential for Change of Use to Provide Residential Accommodation, subject to all necessary consents being obtained
- Possible potential for Rear Extension subject to consents

Vacant Possession

**IN SAME OWNERSHIP FOR
APPROXIMATELY 20 YEARS**



Seller's Solicitor

Messrs Freemans Solicitors (Ref: SN).
Tel: 0207 935 3522.
Email: sn@freemanssolicitors.net

VACANT – Freehold Building



Tenure

Freehold.

Location

Regent's Park Road (A598) is the continuation of Ballards Lane, which in turn runs into High Road North Finchley. The property is situated on the east side of Regent's Park Road, close to its junction with East End Road. Extensive shops and amenities, including Finchley Central Underground Station (Northern Line), are available. The A406 (North Circular Road) is within reach.

Description

The property comprises a mid terrace building arranged over ground and two upper floors. There is a rear garden. The property is currently arranged to provide office accommodation and may afford potential for change of use to residential, subject to all necessary consents being obtained.



Accommodation

Ground Floor (Separate Entrance from Street) – Double Office Area, Stairs down to Kitchen Area with sink, Separate WC with basin

First Floor – Double Office Area, Stairs down to Kitchen Area, 2 x Separate WC with basin

Second Floor – Double Office Area

The property was not measured by Allsop. The following measurements were taken off the floor plans:

Gross Internal Area approximately 150.6 sq m (1,621 sq ft)

Planning

Local Planning Authority: London Borough of Barnet.
Tel: 0208 359 2000.

The property may afford possible potential for change of use to provide residential accommodation and extension to the rear, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.