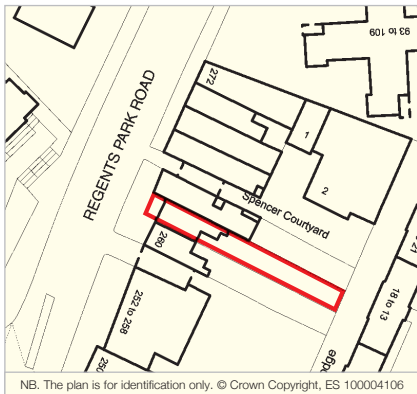


London N3

262 Regent's Park Road, Finchley N3 3HN

- **A Freehold Mid Terrace Office Building**
- **GIA extending to Approximately 150.6 sq m (1,621 sq ft)**
- **Rear Patio Area**
- **Prior Approval Granted for Change of Use from Office to Residential Accommodation (Five Units)**
- **Possible potential for Rear Extension subject to obtaining all necessary consents**

Vacant Possession



To View

The property will be open to viewing every Tuesday between 12.15 - 1.00 p.m. and every Friday between 10.15 - 11 a.m. before the auction.

Joint Auctioneer

Messrs Grovelands (Ref: DI).
Tel: 0208 731 9777.
Email: davidiny@grovelands.net

Seller's Solicitor

Messrs Solomon Taylor & Shaw (Ref: AB).
Tel: 0207 431 1912.
Email: ari@solts.co.uk

**VACANT –
Freehold Building with Planning**



Tenure

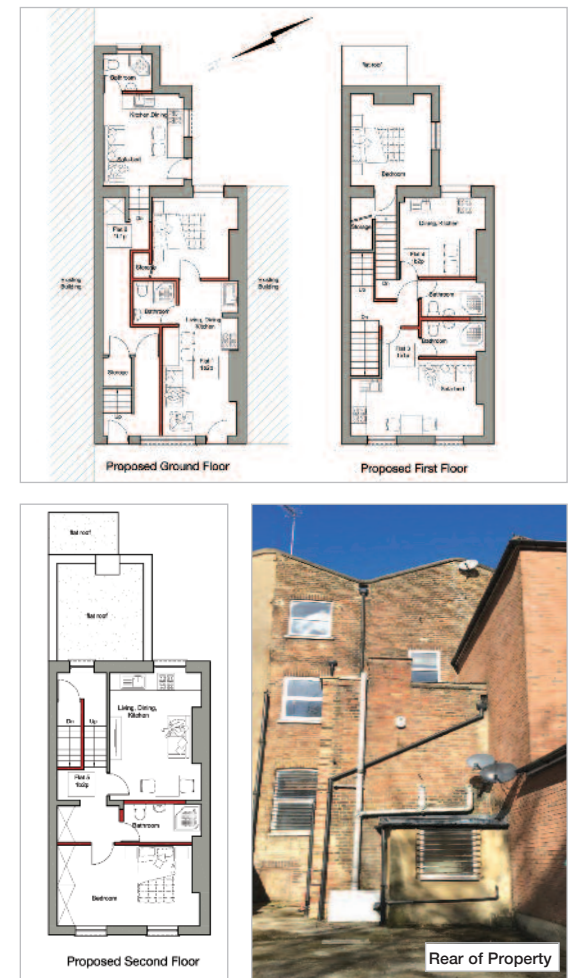
Freehold.

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. Further shops and amenities are available in nearby Golders Green and Hampstead Garden Suburb.

Description

The property comprises a mid terrace building arranged over ground and two upper floors. There is a generous rear patio. The property is currently arranged and was formerly used as office accommodation.



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 obtained from 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.

Prior approval (Application No.17/2872/PNO) for 'change of use from office to residential to provide five units' was granted on 12th July 2017.

Copies of plans and permission are available with the legal pack.

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 – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.