

FOR SALE

**SUBSTANTIAL DOUBLE FRONTED PROPERTY
FOR SALE – SCOPE FOR REDEVELOPMENT
(STPP)**



60 STATION ROAD, BARNET, HERTS EN5 1QG

This substantial double fronted period property has been extended to the rear, and arranged as 2 self-contained flats. The property will be sold **freehold & with vacant possession**.

The property is well-positioned for local amenities – situated between New Barnet mainline railway station, and High Barnet underground station (Northern line).

The property currently offers flexible accommodation, and is likely to be of interest to parties looking for a substantial freehold home, multiple units, & subject to planning consent – explore the possible scope for redevelopment (in whole or part).

There is a new back land residential scheme behind the adjacent Hanover House flats.

All viewings – Strictly by appointment only

Any party wishing to view will need to register their details in advance. Block viewings will be arranged with allocated individual viewing slots –

A viewing appointment will be required even if access to the building is not necessary

ENTIRE GROUND & PART FIRST FLOOR (REAR)

Room A1	12'9 max into bay x 13'6 (3.89m x 4.11m) plus ensuite.
Room A2	26'9 measured into front bay x 12'9 max (8.15m x 3.89m).
Room A3	11'9 x 8' (3.58m x 2.44m).
Kitchen	12'3 x 8'9 (3.73m x 2.67m).
Rear Hallway:	With own street entrance door, stairs to upper level.
WC	
Room A4	7'6 x 6'3 (2.29m x 1.91m).
Room A5	17'9 x 11' (5.41m x 3.35m).

Landing with access to loft, and doors opening to;

Room A6	11' x 6'3 (3.35m x 1.91m) max dimensions
Room A7	11' max x 8'9 (3.35m x 2.67m) max dimensions
Room A8	11' x 8'9 (3.35m x 2.67m) max dimensions
Bathroom	9'6 x 6' (2.90m x 1.83m).

FIRST FLOOR

Bathroom	9' x 7'3 (2.74m x 2.21m)
WC	
Room B1	15'6 into bay x 13' (4.72m x 3.93m) into chimney recess.
Room B2	8' x 6'3 (2.44m x 1.91m).
Room B3	26'9 measured into bay x 12'3 into recess (8.15m x 3.73m).
Room B4	13' into recess x 10'9 (3.93m x 3.28m).

Two Storey Garage/Workshop:

Ground Floor – approx. 19'6 x 17'3 (5.94m x 5.26m) max overall dimensions

First Floor – approx. 17' x 16'6 (5.18m x 5.03m) max overall dimensions

EXTERIOR

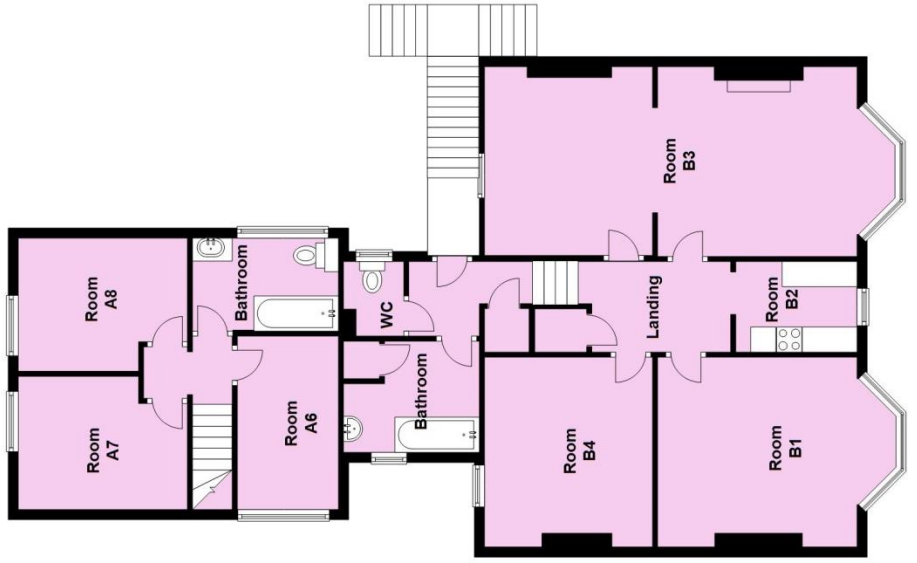
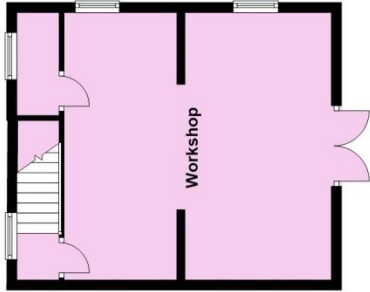
The plot has an overall depth of approx. **215' x 51' (65.53 x 15.54) overall dimensions.**

Out of this overall depth, the rear garden is approx. 125' (38.10m)

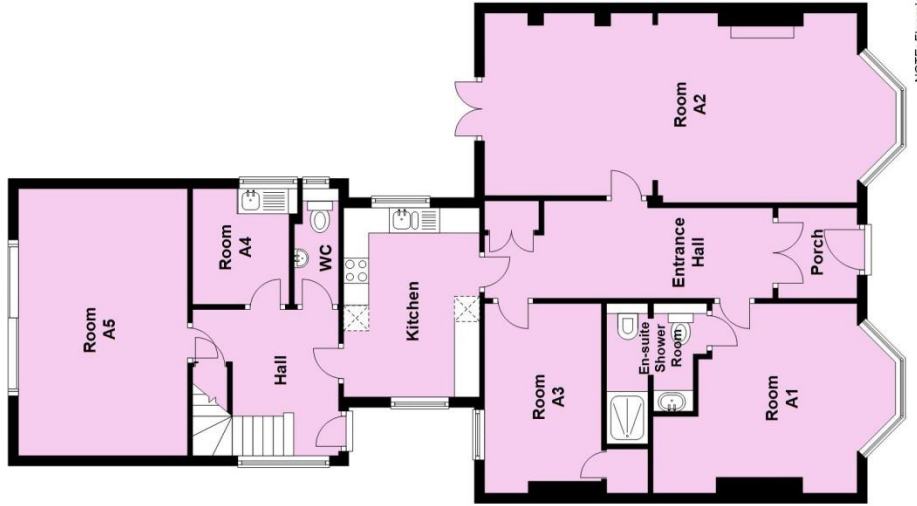
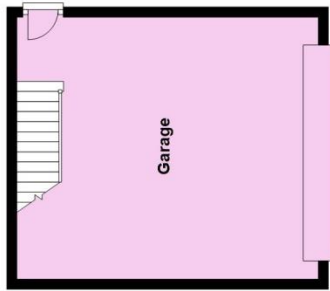
The front garden is laid to lawn, and there is a driveway running to the side of the property leading to the garage/workshop, of approx. 100' (30.48m).



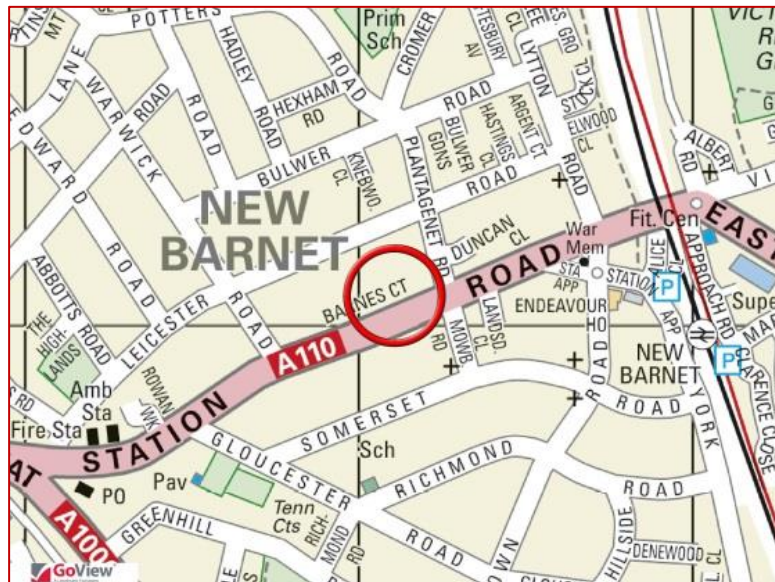
First Floor



Ground Floor



EPCs available on request.



THE VENDORS ARE SEEKING OFFERS SUBJECT ONLY TO CONTRACT.

GUIDE PRICE: £1,750,000