



# Elegant Freehold Office For Sale Southgate London N14

Beautiful Building & Stunning Surroundings

23 The Green,

Southgate  
LONDON N14 6EN



Online details  
21214

**Area**  
Net Internal Area: 232 sq.m. (2,500 sq.ft.)

**Price**  
£750,000 subject to contract

## Property Description

The subject property comprises a charming office building arranged on ground, first and second floors. The property is set behind a shallow forecourt with tunnel access to the rear private car park with parking for eight vehicles.

The buildings originally on the site of this property known as 23-31 Green, were constructed in 1780 by the Valentine Poole Trust. The buildings were saved from demolition by Southgate Civic Trust in the late 1970s and were reconstructed by Peake Estates Limited in 1981. The majority of the buildings in the redevelopment are in residential use but the subject property was reconstructed for office use in 1981. The facade incorporates two front entrance doors to maintain the appearance of what originally would have been a pair of adjoining cottages.

Although the building is about 31 years old it is nevertheless a Grade II Listed building characterised by its Georgian style facade and is in the Southgate Green Conservation Area. The construction materials however are modern and the property is built in cavity brickwork with stock facing bricks to the external elevations under a plain concrete tiled clad mansard roof. There is a small courtyard area between the two single storey back additions.

The building is constructed in a way which enables the office space to be more or less in open plan on each of the three levels. The location of the staircase and access points also means that each of the three levels of the building could be used as separate self contained suites with their own kitchen and toilet facilities.

At present the building is configured for single occupation and has been sub-partitioned at second floor level to provide a viewing facility for market research purposes. The first floor is an open plan office space with a small room (former kitchen) at the stairwell entrance. The ground floor is arranged as a reception area, kitchen, boardroom, office, toilet and shower facilities.

- \*Potential for conversion to three self-contained flats (subject to planning)
- \*Private car park for 8 vehicles
- \*Gas central heating
- \*Air conditioning to ground and second floor
- \*Capable of being occupied as three separate suites
- \*Alternative planning use / development potential



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Accommodation	Area sq.m.	Area sq.ft.	Status
Ground Floor	82.12sq.m.	883sq.ft.	Offices, reception, kitchen and toilet/shower
First Floor	79.08sq.m.	851sq.ft.	Open plan office, former kitchen and toilet
Second Floor	71.09sq.m.	765sq.ft.	Offices, kitchen and toilets
Rear Car Park			8 car parking spaces

## Property Location

The property is situated on the east side of the High Street (A1004) directly opposite its intersection with Waterfall Road (A1003) at The Green a picturesque part of Southgate, which is an affluent area of North London being located approximately 8km (5 miles) south of junction 24 of the M25 Motorway. The property is circa 3 minutes drive from the North Circular Road (A406). The property is a 10 minutes walk from Southgate Underground Station (Piccadilly line) and 15 minutes walk to Palmers Green Rail Station, which provides regular direct services to Moorgate (travel time circa 20 minutes). There are number of bus routes serving the property.

A choice selection of local retail shops and restaurants are immediately to the south in Cannon Hill and the charming Ye Olde Cherry Tree country pub & restaurant is a near neighbour.

The location is characterised by high value residential properties with the Lakes Estate to the east including; The Mall and Selborne Road, the interwar Meadway Estate to the north with detached and semi-detached houses and the Minchenden Estate to the south and west. The Walker Ground lies to the north west of the property and is within a short walking distance providing facilities for a variety of sports, notably cricket, football, hockey, lacrosse, netball, softball, squash, racketball, rugby, and tennis. The location is well served for access to a number of sought after local schools.

**2010 Rateable Value** £27250.00

**Estimated Rates Payable** £11799 per annum

**Service Charge p.a.** Nil

**Terms** Freehold for sale with full vacant possession

**Legal Fees:** Each party bears own legal fees

**Local Authority:** London Borough of Enfield

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Last Updated:** 25 Jun 2012

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Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
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