



GILMARTIN LEY

Period B1 Offices For Sale - Edmonton N18

Potential For Alternative Uses (D1, D2 and Residential) Subject to Planning

**189 Angel Place,
Edmonton,
London , N18 2UD**



Area

Net Internal Area: 178 sq.m. (1,919 sq.ft.)

Price

Guide price £575,000 subject to contract



Property Description

Originally built around 1730, this mid terrace building is currently arranged as offices on ground and two upper floors.

The accommodation is centrally heated and there is a kitchenette and separate male and female toilets.

A secure tunnelled vehicular access leads to a private car park with three spaces and landscape gardens.

- > Potential for a variety and mix of alternative uses subject to planning consent
- > Stunning character property
- > Secure gated car parking for 3 cars
- > Excellent Transport Communications
- > Close to local amenities

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	85.93	924	
First Floor	61.59	662	
Second Floor	30.84	331	

Property Location

Angel Place is conveniently located in close proximity to a number of shops, restaurants, banks, bars, The North Middlesex Hospital and Pymmes Park.

Accessed via it's own service road, Angel Place is situated at the junction of Fore Street (A1010) and the North Circular Road (A406). The North Circular Road provides excellent access to main road communications including A10, M11 and M25.



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The property is well connected to public transport networks, Silver Street British Railway Station is within a two minute walk providing direct links to Seven Sisters London Underground (Victoria Line) Station (travel time 6 minutes) and London Liverpool Street Underground & Railway Terminal (travel time 25 minutes).

Numerous bus services operate in the immediate vicinity.

2010 Rateable Value £21250.00

Estimated Rates Payable £9052 per annum

Service Charge p.a. N/A

Terms Freehold for sale with vacant possession.

The Purchaser is to undertake to pay Seller's reasonable legal expenses should they withdraw from the transaction for any reason.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Enfield

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

Further information at: <http://www.gilmartinley.co.uk/properties/22166>
Proposed title plan
ENERGY PERFORMANCE CERTIFICATE

Last Updated: 07 Dec 2015

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Our ref: 22166

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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