



# Freehold Shop & Upper Parts - Winchmore Hill, London N21

Historically arranged as two residential cottages

GILMARTIN LEY

76 and 78 Hoppers Road,

LONDON, N21 3LH



## Price

Offers in excess of £475,000 subject to contract



## Property Description

This property is a two storey mixed retail and residential property which currently comprises a hairdressing salon on the ground floor and a two bedroom flat at first floor level. Historically the property was arranged as two residential cottages.

The building has development potential for conversion entirely to residential use and potential to add additional floor space subject to obtaining the necessary consents.

The property is to be sold with the benefit of vacant possession.

## Key considerations:

- > Affluent North London Location
- > Freehold for sale to be sold with vacant possession
- > Historically arranged as two residential cottages
- > Potential to add value through refurbishment / development
- > Gross Internal Area: 110.01 sq.m (1,184 sq.ft)
- > Site Area: 0.04 Acres (143.85 sq.m)
- > Less than 1.0 km (0.62 miles) to Winchmore Hill & Palmers Green Railway Stations (Great Northern Line)
- > Southgate London Underground Station (Piccadilly Line): 1.74 km (1.1 miles)



GILMARTIN LEY

# Freehold Shop & Upper Parts - Winchmore Hill, London N21

Historically arranged as two residential cottages

Gross Internal Area: 110 sq.m. (1,184 sq.ft.)

	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	69.11	743	
First Floor	40.90	440	

## Property Location

The subject property is located in the affluent North London residential suburb of Winchmore Hill.

The property is situated at the southern end of Hoppers Road, at its junction with Stonard Road, circa 50 metres north of Bourne Hill and 100 metres west of Green Lanes.

The property has good transport communications.

Palmer's Green and Winchmore Hill Railway Stations (Great Northern Line) are both less than 1.0 kilometres (0.62 miles) to the south and north of the property respectively. These stations provide frequent direct services to Finsbury Park (Victoria, Piccadilly & Overground Lines), with a journey time of circa 14 minutes, and to Moorgate Station (Northern Line), with a journey time of circa 24 minutes. Northbound, there are regular services to Hertford North and Stevenage with journey times of circa 22 minutes and 35 minutes respectively.

Southgate London Underground Station (Piccadilly Lines) is 1.74 kilometres (1.1 miles) to the west.

A number of bus services (W9, 329, N29) run along Green Lanes and Hoppers Road providing frequent services to Southgate, Enfield and Wood Green.

The North Circular Road (A406) is 1.13 kilometres (0.70 miles) to the south, the Great Cambridge Road (A10) is 1.6 kilometres (0.99 miles) to the east and the M25 Motorway (Junction 25) is 7.01 kilometres (4.35 miles) to the north.

**2017 Rateable Value** £6662.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.** n/a

**Terms** Freehold for sale. Currently occupied but to be sold with vacant possession.

**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/29142>  
Offer Requirements  
Ground floor plan  
First floor plan  
Site Plan

**Last Updated:** 17 Dec 2021

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility:

<https://www.gilmartinley.co.uk/properties/for-sale/development/winchmore-hill/london/n21/29142>

*Our ref: 29142*

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

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Freehold Shop & Upper Parts - Winchmore Hill, London N21

**Historically arranged as two residential cottages**

any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.

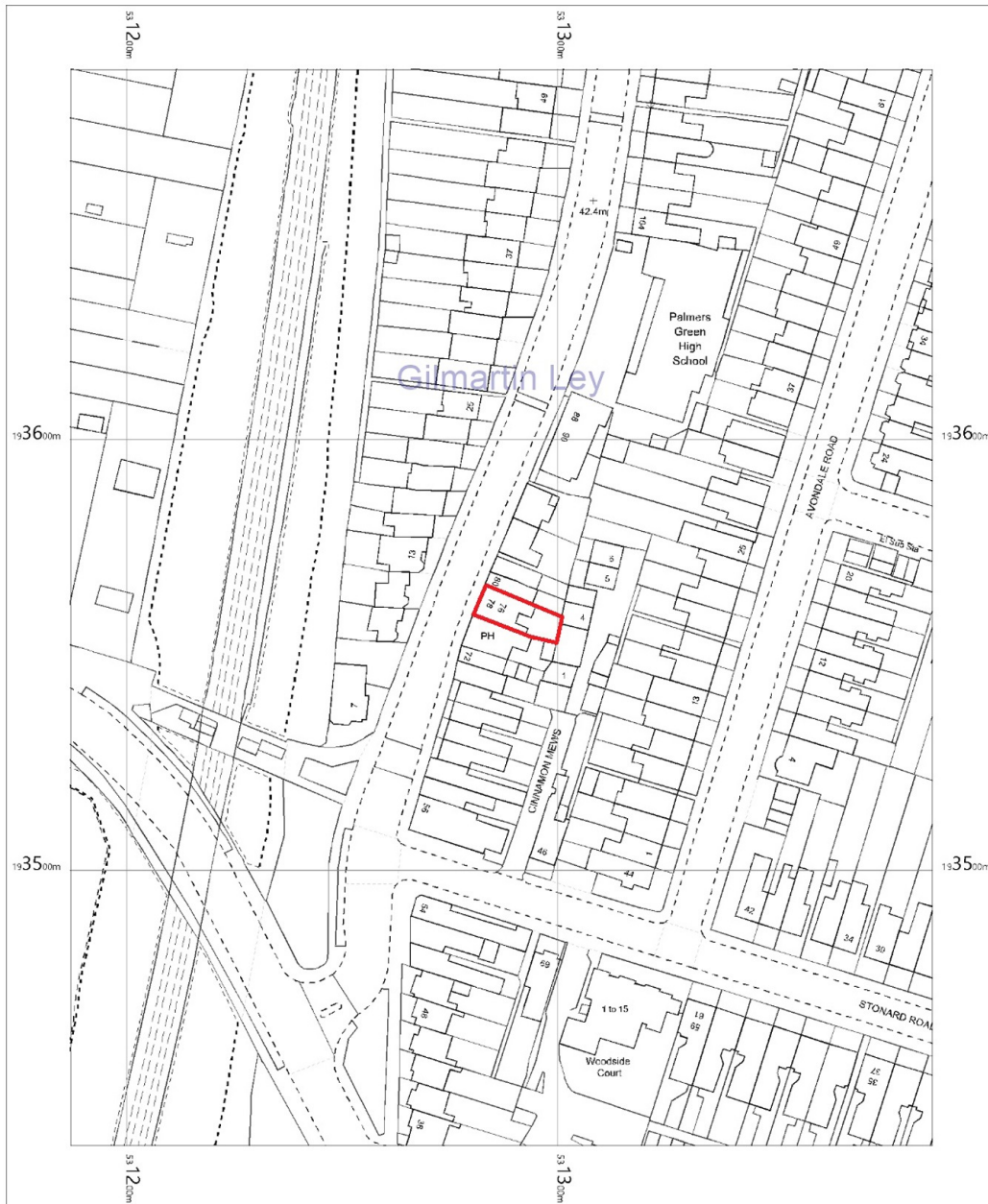


GILMARTIN LEY

# Freehold Shop & Upper Parts - Winchmore Hill, London N21

Historically arranged as two residential cottages

76 and 78 Hoppers Road, N21 3LH



OS MasterMap 1250/2500/10000 scale  
Wednesday, March 31, 2021, ID: CM-00951183  
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 531287 E, 193561 N

©Crown Copyright Ordnance Survey. Licence no. 100019980



<https://www.gilmartinley.co.uk/properties/for-sale/development/winchmore-hill/london/n21/29142>

Our ref: 29142

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

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



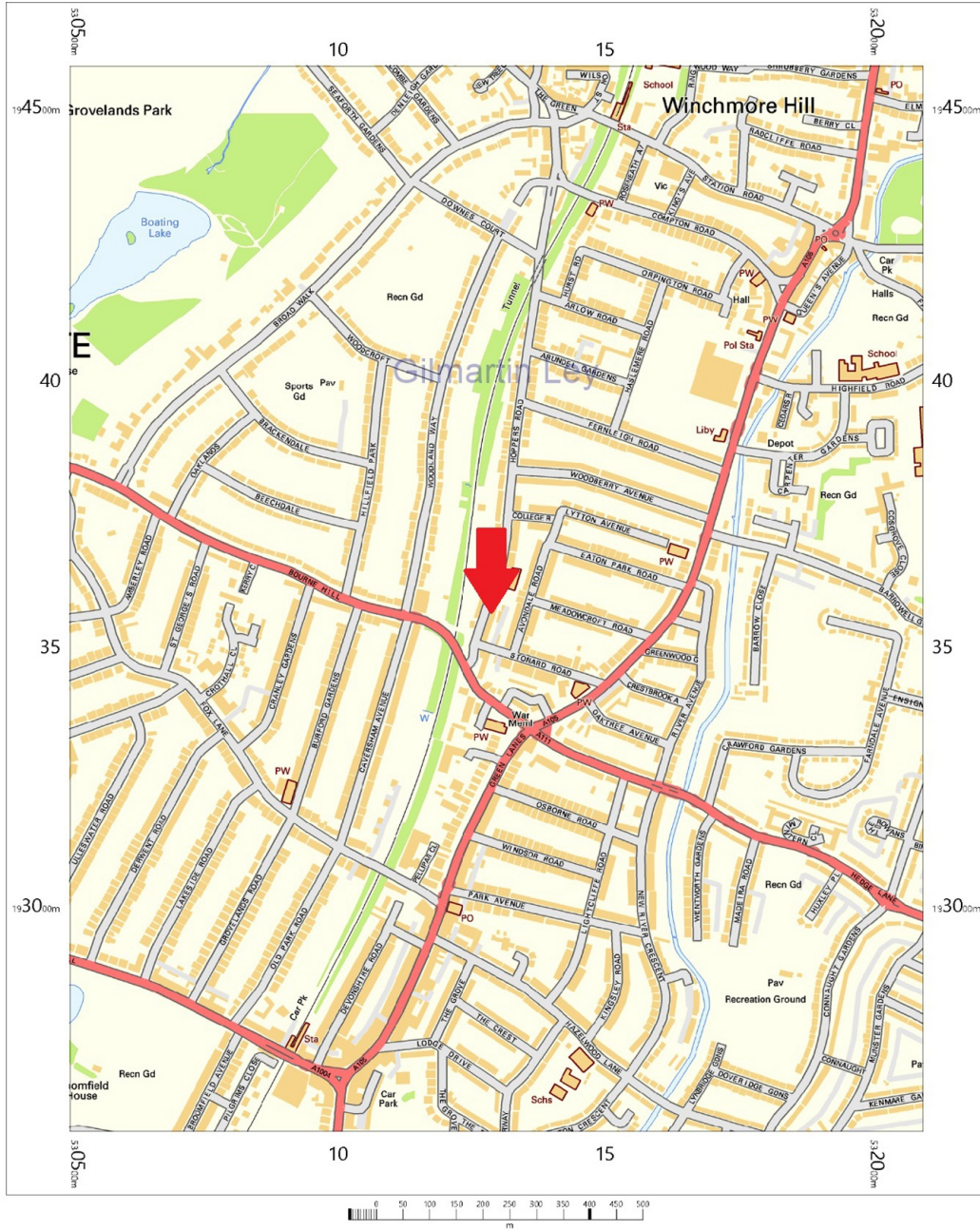


GILMARTIN LEY

# Freehold Shop & Upper Parts - Winchmore Hill, London N21

Historically arranged as two residential cottages

76 and 78 Hoppers Road, N21 3LH



OS Streetview  
Wednesday, March 31, 2021, ID: CM-00951185  
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 531297 E, 193589 N

Contains OS data © Crown copyright [and database right]



<https://www.gilmartinley.co.uk/properties/for-sale/development/winchmore-hill/london/n21/29142>

Our ref: 29142

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

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



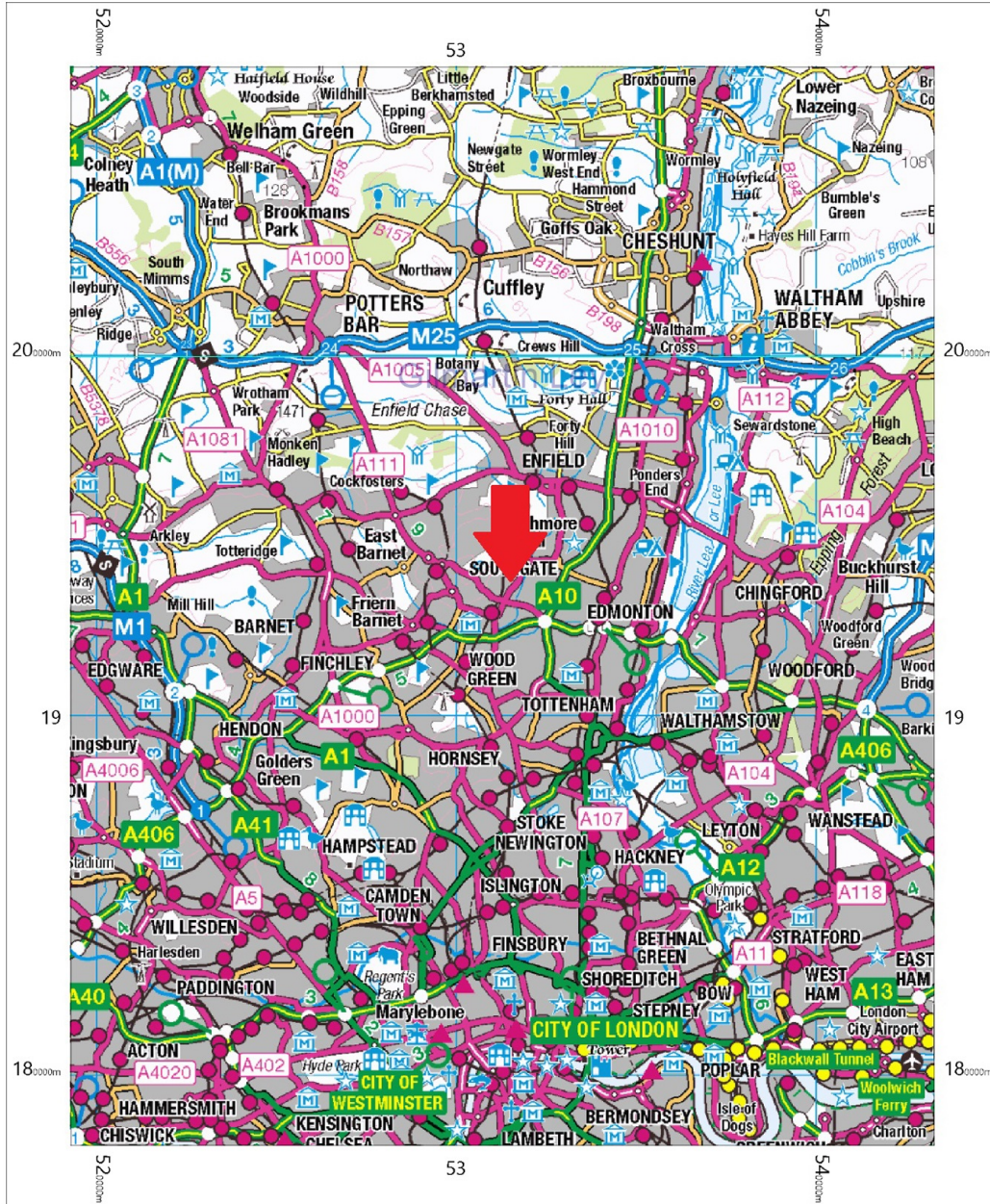


GILMARTIN LEY

# Freehold Shop & Upper Parts - Winchmore Hill, London N21

Historically arranged as two residential cottages

76 and 78 Hoppers Road, N21 3LH



OS 250k scale raster  
Thursday, April 1, 2021, ID: CM-00951235  
www.centremapslive.co.uk

1:150000 scale print at A4, Centre: 531287 E, 193061 N

Contains OS data © Crown copyright [and database right]







GILMARTIN LEY

# Freehold Shop & Upper Parts - Winchmore Hill, London N21

Historically arranged as two residential cottages



<https://www.gilmartinley.co.uk/properties/for-sale/development/winchmore-hill/london/n21/29142>

*Our ref:* 29142

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

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Freehold Shop & Upper Parts - Winchmore Hill, London N21

Historically arranged as two residential cottages







GILMARTIN LEY

# Freehold Shop & Upper Parts - Winchmore Hill, London N21

Historically arranged as two residential cottages





GILMARTIN LEY

# Freehold Shop & Upper Parts - Winchmore Hill, London N21

Historically arranged as two residential cottages







GILMARTIN LEY

# Freehold Shop & Upper Parts - Winchmore Hill, London N21

Historically arranged as two residential cottages

