



**NORTHWOOD ROAD, N6**  
**OFFERS IN EXCESS OF £900,000 FREEHOLD**

BY INSTRUCTIONS OF EXECUTORS AND AWAITING GRANT OF PROBATE, A RARE CHANCE TO PURCHASE A MIX-USE BUILDING COMPRISING A GROUND FLOOR COMMERCIAL UNIT WITH CLASS E PLANNING USE (RETAIL SALE OF GOODS, HEALTH SERVICES, DAY NURSEY ETC.) COMBINED WITH A FIRST FLOOR RESIDENTIAL UNIT WITH C3 PLANNING USE.

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### **DESCRIPTION:**

The Ground Floor is a ready-made facility with Class E use (Retail Sale of Goods, Health Services, Day Nurse etc.) and has been used as a nursery school in recent times. There is a reception space and four practice rooms as well as a customer WC and disabled WC's.

The First Floor has a C3 use-class and is an apartment comprising reception room, kitchen, bedroom, further room (including sauna and shower), and WC.

The property has secure gated entry and a landscaped front garden.

### **DESCRIPTION:**

Northwood Road is located off Archway Road, within half a mile of Highgate Tube Station and Highgate Wood.

### **MATERIAL INFORMATION:**

**Tenure:** Freehold

**Council Tax Band & Rates:** Haringey Council. First Floor is BAND D (£2,107.32 for 2024/25). Ground Floor Rateable Value is £13,750 (from 1<sup>st</sup> April 2023).

**Parking:** Residents parking by permit.

**Utilities:** Mains connected electricity, gas, water and sewerage.

**Broadband and Data Coverage.** Ultrafast Broadband services are available (Openreach and Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

**Construction Type:** Brick and slate

**Heating:** Gas Central Heating



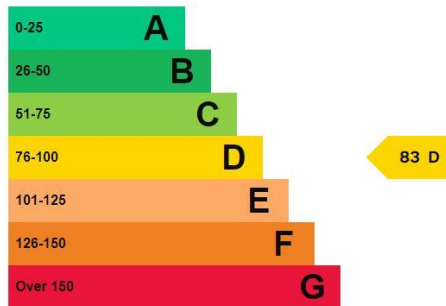


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Total area: approx. 178.8 sq. metres (1924.1 sq. feet)

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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