

**White Hart Lane, London, N17 8DP**



**£350,000**

Kings Group are pleased to present this excellent opportunity to acquire a chain-free commercial freehold property in a prominent location on White Hart Lane, N17. This end-of-terrace, mixed-use premises offers significant potential for investment or owner occupation.

The ground floor features a self-contained commercial unit currently arranged as a shop, benefiting from high street frontage and access to a private rear garden. The space offers flexible usage potential, subject to the necessary consents. The first floor comprises a two-bedroom residential flat, which is accessed via a separate entrance. The flat includes two generously sized double bedrooms, an open-plan kitchen and living area, and a three piece family bathroom.

The entire property is in need of full modernisation throughout, making it an ideal refurbishment or development project. Located in a high-footfall area with excellent transport connections, including White Hart Lane Station



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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