



FINCHLEY CENTRAL

17 Station Road, N3 2SB

SELF CONTAINED OFFICE WITH RESIDENTIAL DEVELOPMENT
POTENTIAL (STPP)

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Aspire House

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1,874 SQ. FT.

(174.13 SQ. M.)

LOCATION

Set on Station Road, the property is located opposite the entrance to Finchley Central station and close to its junction with Regents Park Road. Along Station Road and Regents Park Road there are many coffee shops, cafes and eateries.

Transport links from the property are excellent with Finchley Central Station, serving the Northern Line, is located opposite the site and is also a two-minute walk from the nearest bus stop, running along Regents Park Road to Archway, and North Finchley. There are also other buses to Victoria and Brent Cross.

DESCRIPTION

The property comprises a 1960's build with office accommodation arranged over the ground floor and a sold-off apartment on the first floor.

The ground floor provides two open plan offices, a large private office, a boardroom and a reception area. There is natural light from the front and northern elevations and skylights toward the rear.

The office benefits from a small rear area and two entrances; from Station Road and a side entrance.

There is scope for a residential conversion toward to the rear of the property as well as extension development scope at the rear of the property.

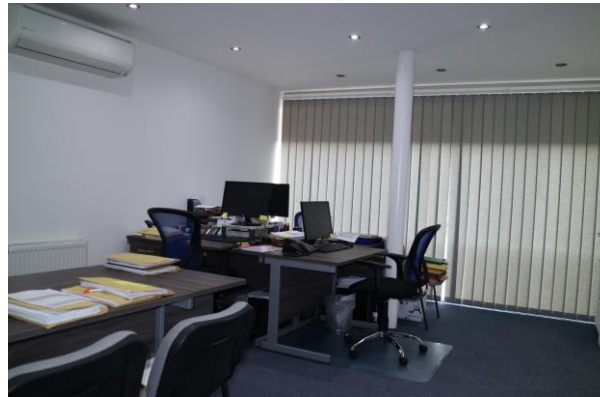
The accommodation provides the following approximate floor areas:

DEMISE	NIA	
	SQ. FT.	SQ. M.
Ground floor	1,874	174.13
Total	1,874	174.13



AMENITIES

- Self-contained
- Open plan
- Good natural light
- Residential conversion potential (STPP)
- Residential development at rear potential (STPP)



TENURE

Freehold

METHOD OF SALE

Unconditional offers for the freehold invited

PRICE

Guiding £890,000, reflecting a capital value of £474 per sq. ft.

LEASEBACK

The seller will require a leaseback or delayed completion on the entirety of the property until December 2019.

VAT

The building is not elected for VAT

EPC

'E - 105' Rating

FOR FURTHER INFORMATION PLEASE CONTACT

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