

FREEHOLD OFFICE FOR SALE – CHAIN FREE (UPPER FLAT SOLD OFF ON A LONG LEASE)



327 BOWES ROAD, ARNOS GROVE, N11 1BA

An opportunity to acquire a freehold office, very well positioned - being situated directly opposite Arnos Grove underground station.

The office has 2 main areas plus a kitchen, WC & cellar storage – as well as sole use of the 90ft (27.43m) rear garden.

To be sold Freehold – including the upper flat, which has been sold off on a long (250-years) lease, with a peppercorn ground rent.

The forecourt area directly to the front of the property is also part of the demise.
Chain free. Available for immediate occupation.

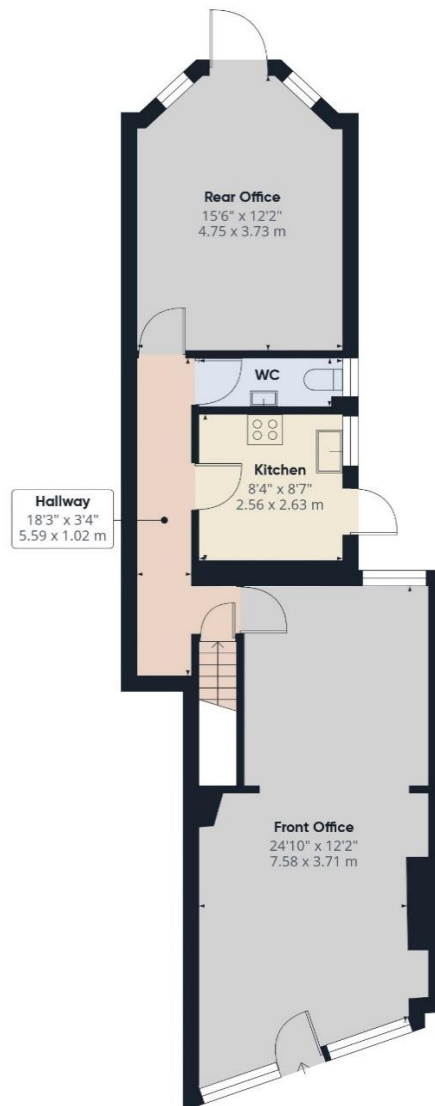
VIEWINGS – AVAILABLE BY APPOINTMENT ONLY

GUIDE PRICE: £350,000 FREEHOLD – CHAIN FREE



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



- Average floor to ceiling height – 9'3 (2.82m)
- Cellar Storage – 15' x 4' (4.57m x 1.22m) and with a height of approximately 5' (1.52m)
- **Business Rates:** According to the VOA web site, the April 2026 Rateable Value is £8,200. Borough of Enfield.
- **Rear Garden** – 90' (27.43m)
- Door intercom and alarm
- Gas central heating
- **EPC Rating** : C 64

GIA APPROX: 660 ft² (61.3m²)



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

Property Address: 327 Bowes Road, Arnos Grove, N11 1BA

Page Three



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.