



# GENIUS

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Specialist in leisure & retail property since 1994

## FREEHOLD OPPORTUNITY CROUCH END

21 PARK ROAD, LONDON, N8 8TE



### Description

Crouch End is an affluent North London suburb. The premises are situated on Park Road close to the junction with Middle Lane and The Broadway. The village area is served with a mix of local restaurants and retailers. Crouch Hill overground station and Highgate underground station are located close by.



The property is arranged over ground, first and second floors.

Ground Floor	1,152 sq ft
First Floor	676 sq ft
Second Floor	492 sq ft
Total	2,320 sq ft
First Floor Terrace	Unmeasured
Rear Yard	Unmeasured

The premises benefits from a Midnight Licence.

### Freehold

£1,250,000.

### Further Information

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with joint agents, Genius1Group and Paul Simon Seaton:

**Brandon Elmon**  
07970 441122  
brandon@genius1group.com  
www.genius1group.com

**Nicholas Seaton**  
020 8826 4341  
nicholas@psscommercial.com  
www.psscommercial.com



Paul Simon Seaton  
Commercial & Investment



3 Mittleton Place, Fitzrovia, W1W 7TB

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