

HIGHLY PROMINENT
CORNER
GRADE II LISTED
PROPERTY
FREEHOLD
FOR SALE

- Town Centre Location
- Roydon Station 0.3 m
- Corner Property
- Large Ground floor
- Large 3 Bed Flat
- Roof Terrace
- Rear Parking
- OIRO £610,000

1 High Street, Roydon,
Harlow, Essex



Location

Roydon is a village located in the Epping Forest district of the county of Essex, England. It is located 1.5 miles (2.4 km) west of Harlow, 3.5 miles (5.7 km) east of Hoddesdon and 4.6 miles (7.4 km) northwest of Epping, forming part of the border with Hertfordshire.

The property is located on the corner of the High Street and Epping Road, within a few hundred yards to **Roydon Station** (West Anglia Main Line) 30 mins to **London Liverpool Street** station.

Description

A corner grade II listed comprising a ground floor commercial space arranged as 5 rooms, 2 kitchens bathroom and WCs with rear access, the 1st floor is a self-contained large 3-bedroom flat with a roof terrace.

Ground floor Office Area

Frontage	3.19 m	10.47 ft
Return Frontage	4.07 m	13.35 ft
Front office	59.9 m2	644.76 sq. ft
Kitchen & WC	4.3 m2	46.28 sq. ft
Rear Office 1	17.73 m2	190.84 sq. ft
Kitchen	6.89 m2	74.16 sq. ft
Rear office 2	14.18 m2	152.63 sq. ft
Rear office 3	14.93 m2	160.71 sq. ft
Bathroom	3.38 m2	36.38 sq. ft
Total Area	121.31 m2	1305.77 sq. ft

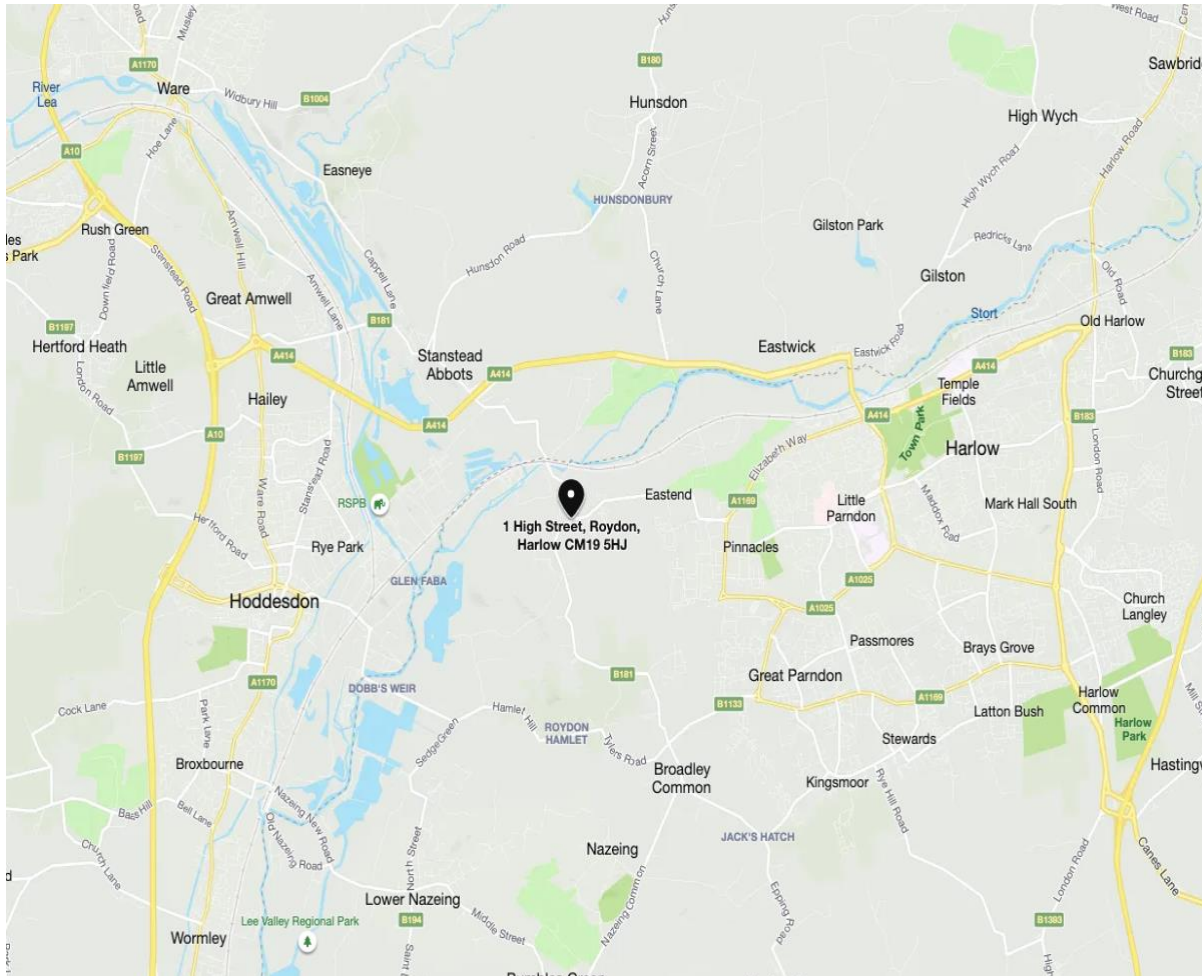
Rear Parking area with access to the ground and 1st floor flat areas

Garage 1	14.85 m2	159.84 sq. ft
Garage 2	25 m2	269.1 sq. ft
Parking for 2/3 cars		

1st floor flat – 1507 sq. ft (140 m2)

Accessed via an external side staircase via the car park area which leads directly on to the roof terrace comprising a large lounge area, dining area, kitchen breakfast room, 3 bedrooms, dressing room, spacious bathroom and roof terrace. Click here for [flat floor plan](#)





Price

Offers are sought in the region of **£610,000 (Six Hundred & Ten Thousand pounds)**, subject to contract.

Leaseback Provision

The current owner wishes to lease the rear part of the property and the left-hand garage for a term of 25 years and is willing to pay a yearly rent of £10,000 pax.

Legal Costs

Each party to pay their own cost.

Viewing

Due to the Covid 19 Pandemic viewing is highly restricted and will be arranged strictly by appointment only via sole agents

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