



KINGSLY ESTATE AGENTS

3 Bedroom Commercial for Sale - £600,000

Queens Road, Watford, UK, WD17 2LA



- THREE BEDROOM FLAT • GROUND FLOOR COMMERCIAL • COMMERCIAL EPC RATING E • FLAT EPC RATING E • FLAT COUNCIL TAX B • FREEHOLD

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📍 315 Chase Road, Southgate, London N14 6JT

🐾 kingsly.group



Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275  
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England



## Description

Kingsly Group is delighted to bring to the market this commercial property in a superb location. Located in central Watford, the property offers a basement and ground floor commercial over 850 sq ft, currently rented out on a 15-year lease generating 15k pa., and a three-bedroom flat above over 1200 sq ft. This property is a perfect investment opportunity.

## Location

The property is conveniently located, with easy access to many local shops, bars and restaurants, as well as transport links, local schools and parks. Local train stations include Watford High Street station (0.4 miles) served by the Overground line and Watford Junction station (0.4 miles), offering easy access into London.

The property is a stone's throw from Waterfields Recreation Ground and Radlett Roads Playing Fields is also nearby.



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