



69A BOUNDS GREEN ROAD, LONDON N22 8DF

DEVELOPMENT OPPORTUNITY FREEHOLD SITE FOR SALE - 0.132 HECTARES (0.33 ACRES)



Sanderson
Weatherall



IMPERIAL ROAD

BOUNDS GREEN ROAD

← WOOD GREEN

A406 NORTH CIRCULAR →

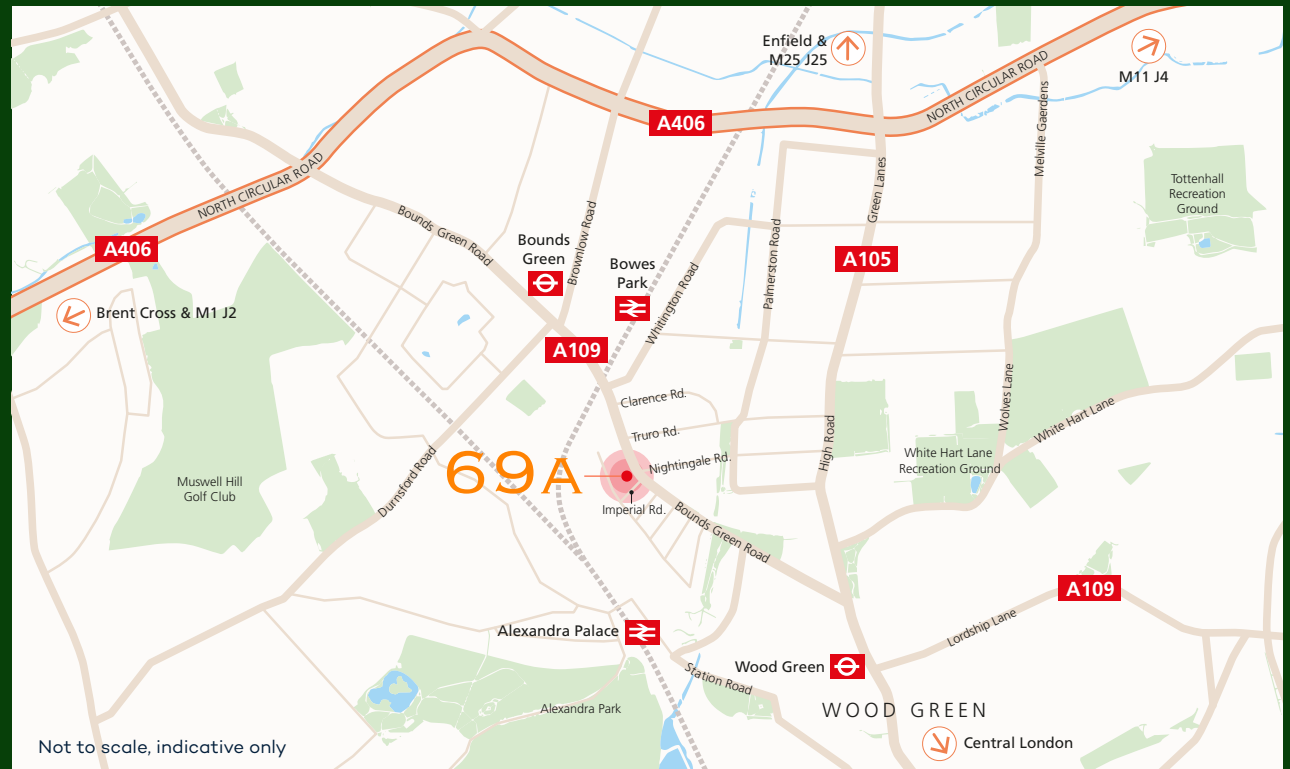


LOCATION & SITUATION

The site is located on the western side of Bounds Green Road, close to the junction with Imperial Road, within the London Borough of Haringey.

Located within close proximity to a number of Underground/Mainline stations, namely Bounds Green (500m), Alexandra Palace (600m), and Wood Green (1km). There are numerous bus stops along Bounds Green Road, within walking distance. The site has a Public Transport Accessibility Level (PTAL) of 4.

The surrounding area is predominantly residential in use.



THE SITE

The site has an approximate area of 0.33 acres (0.132 hectares) and consists of the main two-storey building, large yard to the rear, disused garage structure, and shared access road.

The property is held by way of freehold titles AGL241947, AGL201526 and MX209244.



⌚ Not to scale, indicative only



DESCRIPTION

The building consists of a two-storey structure, with single-storey elements to either side, as well as a single storey flat-roofed extension situated at the front of the property on Bounds Green Road. There is a large partly secure yard to the rear of the buildings, with approximately 24 car parking spaces, and an additional dis-used garage structure to the rear of the site.

The first-floor residential flat is occupied under a long leasehold agreement which commenced on 25th March 1985 following the original tenant having exercised their Right to Buy. To be clear, the site is being offered for sale with this tenant remaining in situ.



ACCOMMODATION

The areas relating to the main parts of the building comprise the following:

Floor	sq m	sq ft
Main Building Ground Floor	165.90	1,786
Front extension	30.99	334
Residential flat (est. area)*	92.90	1,000
Rear yard	850.22	9,152
Dis-used garage	71.06	765
Overall total	1,211.07	13,037

(* = Estimated floor area, not taken from plans)

FURTHER INFORMATION

TENURE

The freehold interest in the property is to be sold, subject to the long leasehold residential tenant remaining in situ.

EPC

The main building has an EPC Rating of B (Commercial/ Ground Floor accommodation).

FURTHER INFORMATION

A pack of further information relating to the site is available upon request.

PRICE

Upon application.

VIEWINGS

Strictly through the sole selling agents:

Robert Few

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Mel Bourne

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