



451 West Green Road

Turnpike Lane, London, N15 3PL

A superb mixed use investment property enjoying a prominent corner location.

2,797 sq ft
(259.85 sq m)

- Immaculate period building.
- Fully income producing at £74,000 p/a.
- Three luxury self-contained apartments.
- Strong covenant to the commercial unit.
- Outstanding capital value at £429 p/sq/ft.
- Generating a combined yield of 6.2%.

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Summary

Available Size	2,797 sq ft
Price	£1,200,000
Business Rates	Upon Enquiry
EPC Rating	B (46)

Description

MIXED USE FREEHOLD FOR SALE. Arranged across five floors, the ground and basement levels are dedicated to a self-contained commercial with a superb glazed corner frontage. The upper three floors are accessed via their own private entrance and provide a quite outstanding set of residential investment properties that have been comprehensively re-constructed to a very high level and now comprise 2 x 1 bedroom flats (with terrace to the 1st Floor) and a small studio flat to the top floor.

Each property benefits from dual aspect and a superb contemporary fit-out to include designer windows, high-grade kitchen/bathroom installations and a level of finish throughout that commands superb rental income. The building is a secure, fully let mixed use investment that provides a valuable 'lock and leave' income stream for any mixed use property investor.

Location

This Freehold building enjoys a highly prominent corner site along West Green Road within the heart of Duckett's Green close to Turnpike Lane Underground (Piccadilly Line), Downhills Park and the Lordship Recreation Ground. The main transport hubs of Hornsey, Tottenham Hale and Seven Sisters are also within close proximity.

Terms

RATEABLE VALUE: £12,250 per annum.

RATES PAYABLE: £ 6,112.75 per annum.

COMMERCIAL: 1,221 sq ft/113.5 sq m.

RESIDENTIAL: 1,439 sq ft/133.7 sq m.

GIA: 2,797 sq.ft. / 259.9 sq.m.

LOCAL AUTHORITY: London Borough of Haringey.

VAT: The building is not elected for VAT.

POSSESSION: The property is being sold subject to the existing tenancies.

LEGAL COSTS: Each party is to bear their own legal costs.



Viewing & Further Information



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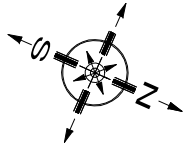
Adam Stackhouse


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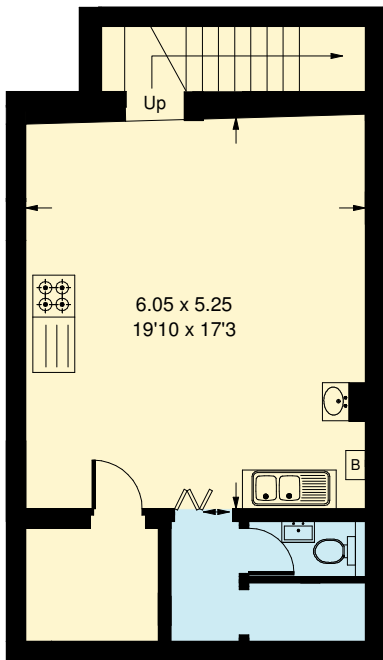
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West Green Road, N15

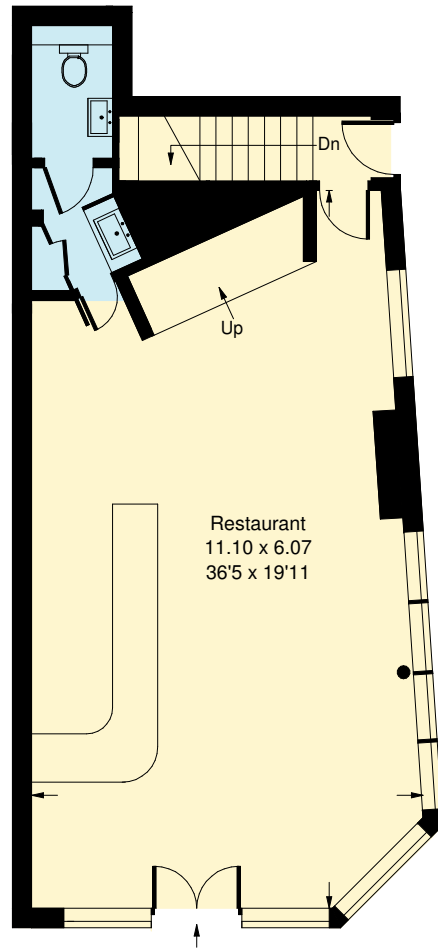
Approx. Gross Internal Area
 Commercial = 113.5 sq m / 1221 sq ft
 Residential = 133.7 sq m / 1439 sq ft
 Eaves Storage = 12.7 sq m / 137 sq ft
 Total = 259.9 sq m / 2797 sq ft



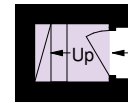
 = Reduced headroom below 1.5 m / 5'0"



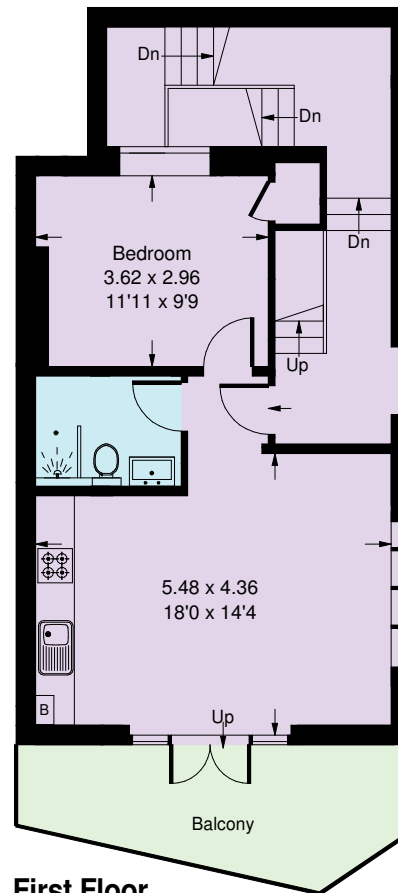
Lower Ground Floor



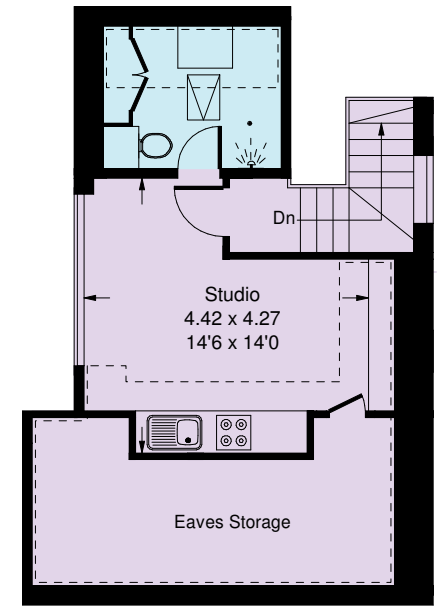
Ground Floor



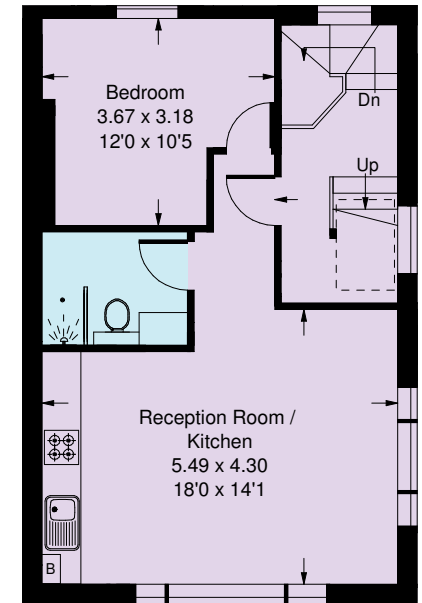
Ground Floor



First Floor



Third Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.