



22 PALACE ROAD

BOUNDS GREEN, LONDON N11



FOR SALE

£750,000

Freehold development site for sale

Winkworth

Development & Commercial Investment

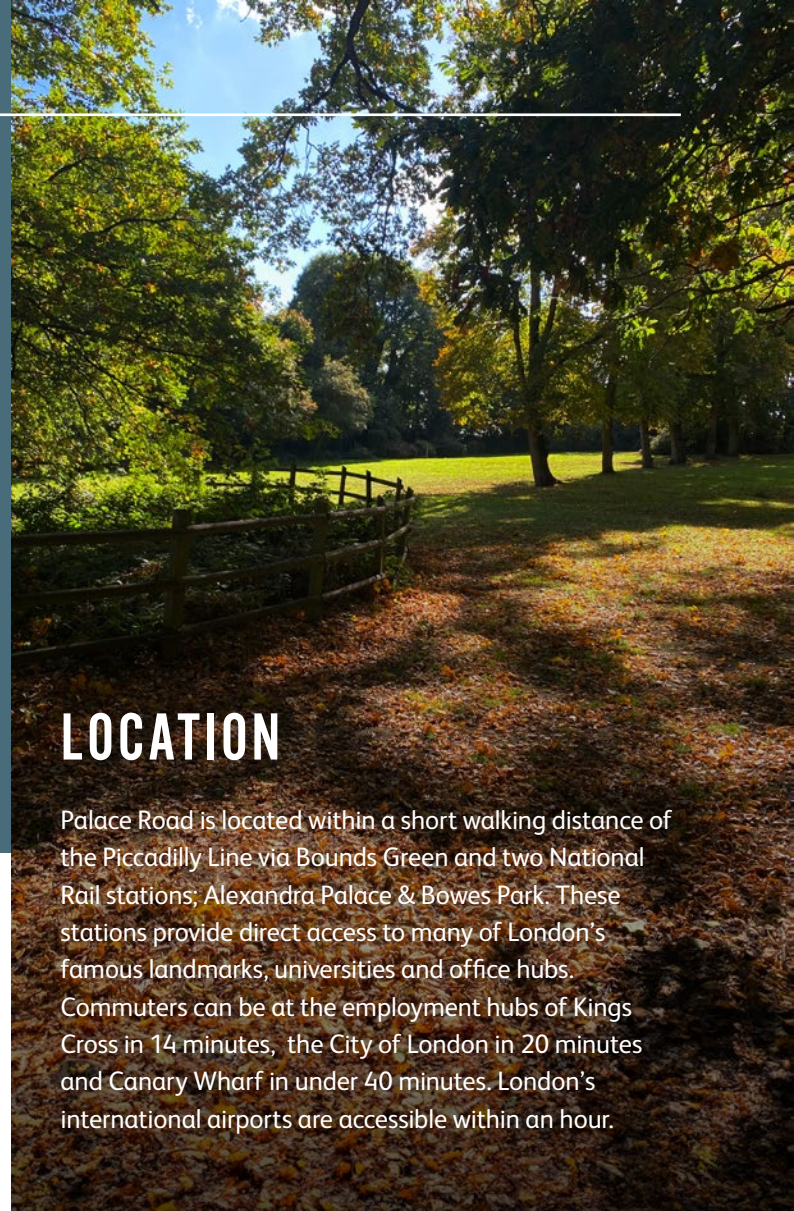
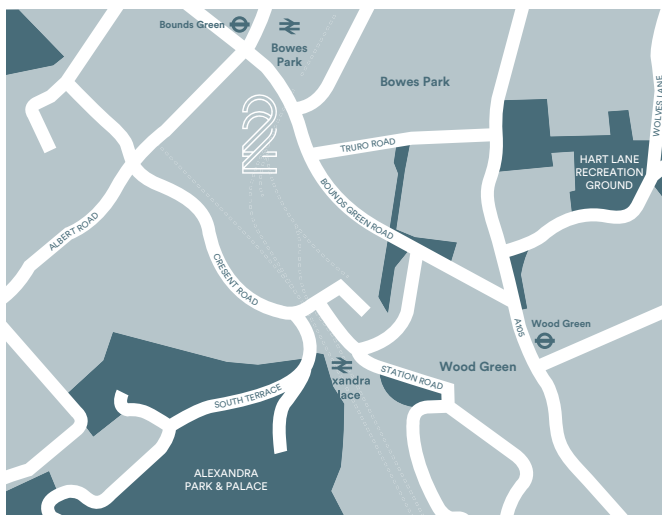


Rarely available unconsented residential development opportunity

- Opportunity to create a number of residential units (STTP)
- Previously used for medical purposes.
- Arranged over two floors with ancillary rear structures.
- Highly sought-after Bounds Green location.
- Approximately 0.075 Acres (273 sq m)

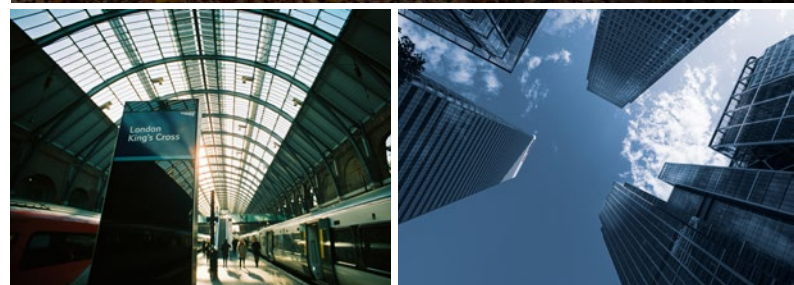
EXECUTIVE SUMMARY

- Unconsented Bounds Green development opportunity to create a number of (C3) residential units, subject to securing the necessary planning consents.
- Existing site comprises of a principal two-story building with two additional low-rise structures. (Use Class B2).
- Located on Palace Road, the site is 0.2 miles from Bounds Green Underground Station (Piccadilly Line), the property has an excellent PTAL rating of 5.
- The total site measures approximately 0.075 Acres (273 sq m).
- The Freehold is for sale with Full Vacant Possession.



LOCATION

Palace Road is located within a short walking distance of the Piccadilly Line via Bounds Green and two National Rail stations; Alexandra Palace & Bows Park. These stations provide direct access to many of London's famous landmarks, universities and office hubs. Commuters can be at the employment hubs of Kings Cross in 14 minutes, the City of London in 20 minutes and Canary Wharf in under 40 minutes. London's international airports are accessible within an hour.



TRANSPORT

The property has excellent local transport connections, this is demonstrated via an excellent PTAL rating of 5.

Bus – The nearest bus stop is Palace Road (Stop BL). It is located 100m away or approximately 2 minutes walking distance.

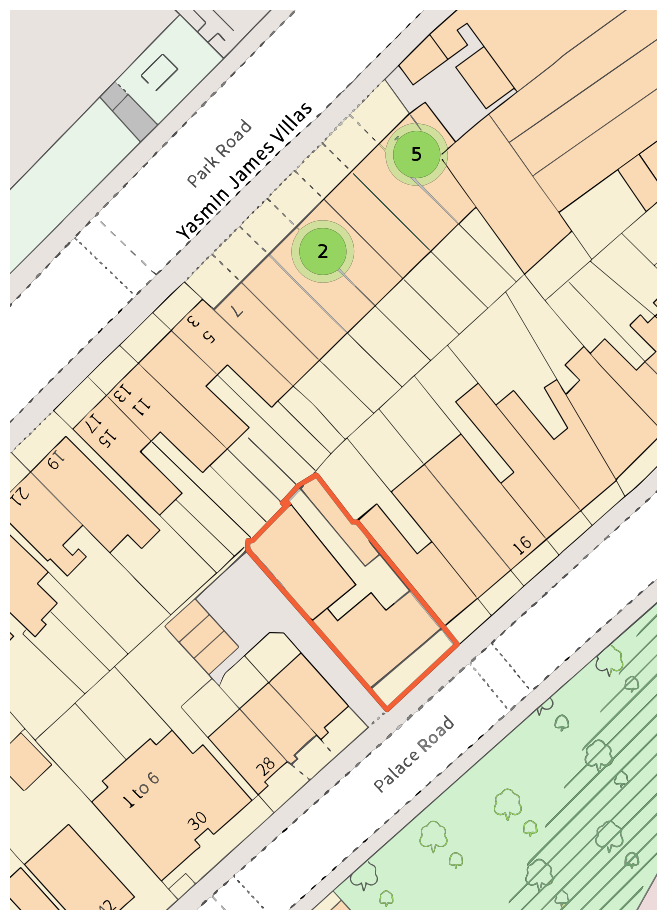
Tube – The nearest tube station is Bounds Green. It is located 200m away or approximately 6 minutes walking distance.

Train – The nearest station is Bows Park. It is located 0.5km away or approximately 10 minutes walking distance.



DESCRIPTION

The property has been by a family-operated medical services provider and is now for sale for the first time in nearly 20 years. The principal building is arranged over two generous floors, the plot also accommodates two further outbuildings and yard space accessed through the main property. The site offers a purchaser an exciting ground-up development scheme to maximise the value of the existing site, in a wholly residential area. The Freehold is offered for sale with Vacant Possession.



22 Palace Road, London N11 2PS



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.



PROPOSAL

A 'Guide Price' of £750,000 subject to contract, for the Freehold interest.

TERMS

TITLE & TENURE: The Freehold is offered for sale with Vacant Possession. Title Number: EGL304631

RATEABLE VALUE: £21,750 (We strongly advise purchasers to verify this with the local authority: (London Borough of Haringey)).

METHOD OF SALE: The site will be sold by way of informal tender (unless sold prior). Further details will be provided in due course.

EPC: E (125)

VAT: TBC.

LOCAL AUTHORITY: London Borough of Haringey

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

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

FURTHER INFORMATION

VIEWINGS: The site can be viewed externally from Palace Road. All internal viewings are by strict appointment via sole agents Winkworth Commercial.



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