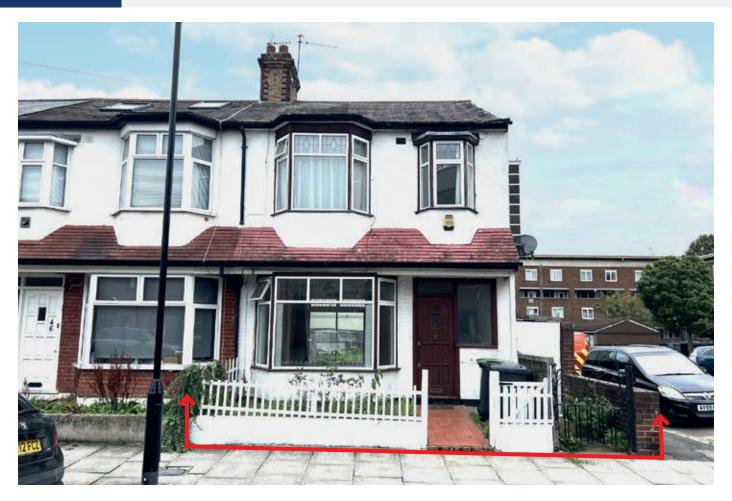
Vacant 3 Bed House with Planning 6 week completion



### SITUATION

Located close to the junction with Northumberland Grove in this popular residential area approx. ½ mile from White Hart Lane Station (Overground) and 1 mile from Tottenham Hale Station (Victoria Line & National Rail).

In addition, the varied shopping facilities of High Road, Tottenham are approx.  $\frac{1}{2}$  mile distant.

Tottenham lies approximately 8 miles north of central London.

Tottenham is due to be subject to major redevelopment thanks to funding from The Mayor's Regeneration Fund, Haringey Council & TFL totalling over \$60 million so it can reap the benefits of Tottenham Hotspur Stadium, which is located approx.  $\frac{1}{2}$  mile from the property.

### **PROPERTY**

An end of terrace building on a corner site comprising a **3 Bed House** on ground and first floors together with a large garden that can be accessed from the rear of the property and from a side gate.

# **ACCOMMODATION** (measurements to maximum points)

# **Ground Floor**

Living / Dining Area	27'6"	×	10'1"
Kitchen	12'2"	×	6'0"
First Floor			
Bedroom 1	14'0"	×	9'10"
Bedroom 2	11'11"	×	10'2"
Bedroom 3	10'10"	×	6'8"
Bathroom/WC	6'7"	×	6'1"

GIA Approx. 844 sq ft

# VAT is NOT applicable to this Lot

## FREEHOLD offered with VACANT POSSESSION

### PLANNING

 A Certificate of Lawfulness was granted for the alterations to the roof to create a rear dormer and front velux to roof slope under permitted development (Ref No. HGY/2014/3530).

Documentation available from the Auctioneers.

 A Certificate of Lawfulness was granted for the erection of a single storey building in the rear of the garden under permitted development (Ref No. HGY/2015/1543).

Documentation available from the Auctioneers.

 Planning permission was granted for the erection of a 6 metre deep single storey extension to the rear of the house (Ref No. HGY/2023/1298).

Documentation available from the Auctioneers.

 There is potential under Permitted Development to extend both the ground and first floor by 3 metres to the rear, subject to obtaining the necessary consents.

Refer to Auctioneers for Planning Portal Summary Sheet.

Note 1: The Vendor has received a non-transferrable Draft Property Licence from Haringey Council which demonstrates the property is 'lettable' by the Council's standards – see Legal Pack.

Note 2: Refer to the Auctioneers for the video tour of the property.

# Vacant 3 Bed House with Planning

Vendor's Solicitors

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