



SITUATION

Located close to the junction with Northumberland Grove in this popular residential area approx. 1/2 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. 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. 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"	×	10'11"
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

The Surveyors dealing with this property are
John Barnett and Nathan Schindler

Vendor's Solicitors

Nicholas & Co
Tel: 020 7462 6909 Ref: Antonis Andoniou
Email: antonis.andoniou@nicholassolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

