



Whittington Road, Bounds Green, London, N22

Guide Price: £350,000

Freehold

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This freehold building has been in the same family for many decades. Originally a mixed use building the ground floor was convert into a residential flat some years ago.

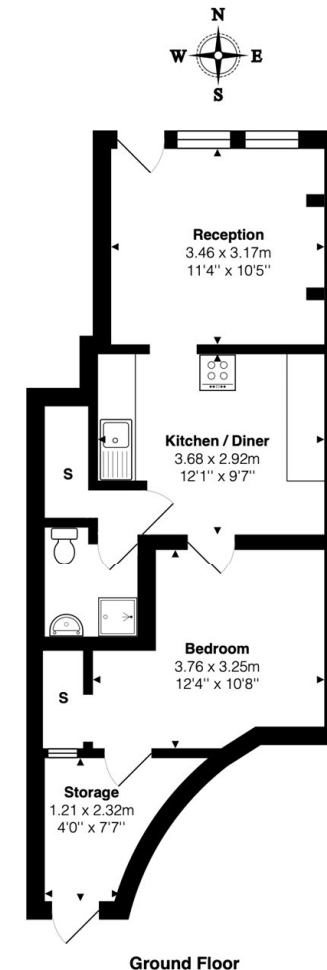
The building currently comprises two residential unit, one over the ground floor and the other over the upper two levels. Each with their own entrance.

The ground floor unit front door opens directly into the living space with bathroom and kitchen towards the middle of the property, with the bedroom at the rear along with rear access. The upper flat is assessed via separate entrance and stairs on the right side of the building. The first floor houses a generous reception at the front with the kitchen and bathroom at the rear. The entire top floor is occupied by a large double bedroom with windows to the front and back. Each flat has separate services/meters.

The ground floor unit is sold with vacant possession. The upper flat is currently tenanted on a secure tenancy producing £390 per calendar month. The tenant has been in situ since 1978. The entire building requires modernisation. Structurally the building is thought to be in good condition with modern roof and double-glazed windows.

Conveniently located just off Bounds Green Road and 5 min walk from both Bowes Park Rail Station and Bounds Green Underground Station.

- Freehold
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- No Chain
- Two Flats
- Development Potential



Total Area: 43.9 m² ... 473 ft²

All measurements are approximate and for display purposes only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.