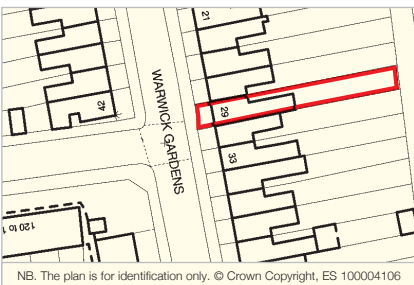


London N4

29 Warwick Gardens, Haringey N4 1JD

- A Freehold Mid Terrace House
- Planning Permission which will provide a Three Storey Five Bedroom House
- Occupying a Site extending to Approximately 0.022 Hectares (0.053 Acres)
- Garden to the Rear

Vacant Possession



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Comptons Solicitors
(Ref: Ms N Samuel).
Tel: 0207 482 9522.
Email: ns@comptons.co.uk

VACANT – Freehold House with Planning



Tenure

Freehold.

Location

The property is situated on the east side of Warwick Gardens, to the south of its junction with Chesterfield Gardens. A range of local shops, restaurants and amenities is available along Green Lanes to the west. Haringey Green Lanes Overground Station and Turnpike Road Underground Station (Piccadilly Line) are both within walking distance. The open spaces of Finsbury Park are to the south.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. There is a generous rear garden and a front yard. Works have commenced on the loft conversion.

Existing Accommodation

Ground Floor – Three Rooms, Kitchen

First Floor – Two Rooms, Bathroom with WC and wash basin

Planning

Local Planning Authority: London Borough of Haringey.
Tel: 0208 489 1478.

The property is to be offered with planning permission (Ref: HGY/2017/2990) dated 7th December 2017 for the erection of single storey side and rear infill extension and reinstatement of pediment gable over bay window to front elevation. Once completed, the property will provide a three storey five bedroom house.

Floorplans are available from the auctioneer upon request.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.