MERIDIAN CP
PARTNERS

Office For Sale

Offers in the region of
£425,000
830 sq ft

78-82 Kirkton Road, London, N15 5EY

FOR SALE - Unique Self Contained Office Premises with Development Potential (stp)

- Self-contained Office Building
- Arranged across Two Floors
- Small Private Yard
- Suitable for Residential Conversion (stp)
- Full Vacant Possession
- Highly sought-after location



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Summary

- Price: Offers in the region of £425,000

Further information

- View Microsite

Contact & Viewings

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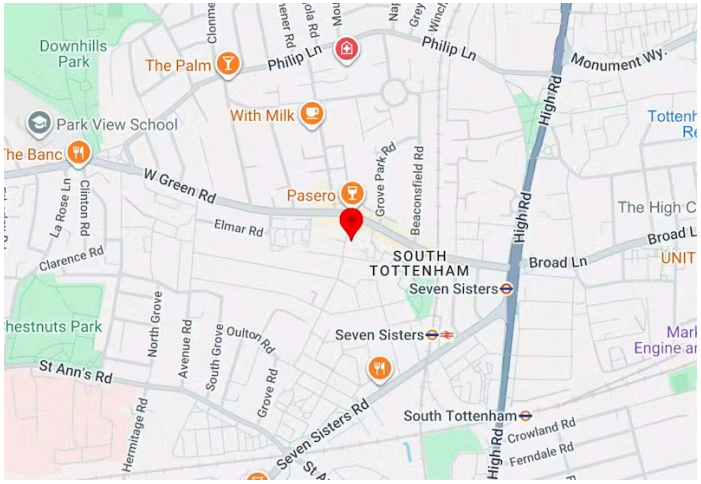



Description

This is a genuinely rare opportunity to purchase an unmodernised Office Building just off West Green Road with immediate Development Potential. Arranged across two floors, the property enjoys two independent entrances from the street and a small private patio. There is scope to increase the height of the building and convert it to C3 Residential, subject to obtaining the necessary consents. The property is offered chain-free and with Full Vacant Possession.

Location

Kirkton Road (N15) is a quiet residential street in the diverse and increasingly popular South Tottenham area of Haringey. Located just off West Green Road, it offers a mix of period terraced houses, excellent transport links, and a growing array of independent amenities.
Tube & Trains: Seven Sisters Station (Victoria Line, London Overground, National Rail) is located about 0.3 to 0.4 miles away, roughly a 5 to 10-minute walk.
Travel Times: The Victoria Line provides rapid connections to Central London, getting you to King's Cross in about 10 minutes and Oxford Circus in 15-20 minutes.
Buses: Numerous bus routes run along the nearby West Green Road and Seven Sisters Road, making it simple to travel across North and East London.

Terms

Guide Price: £425,000 Subject to Contract.

Rateable Value: The property is not currently rated.

EPC RATING: An EPC has been commissioned and will be available upon request.

USE CLASS: Use Class E.

LOCAL AUTHORITY: The London Borough of Haringey

POSSESSION: Vacant Possession on completion of legal formalities.

VAT STATUS: The property is not elected for VAT.

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

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.


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