



www.kings-group.net

473 High Street
Tottenham N17 6QA
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Turnpike Lane, London, N8 0EP



£800,000

An Exceptional Investment Opportunity in a Prime Turnpike Lane Location

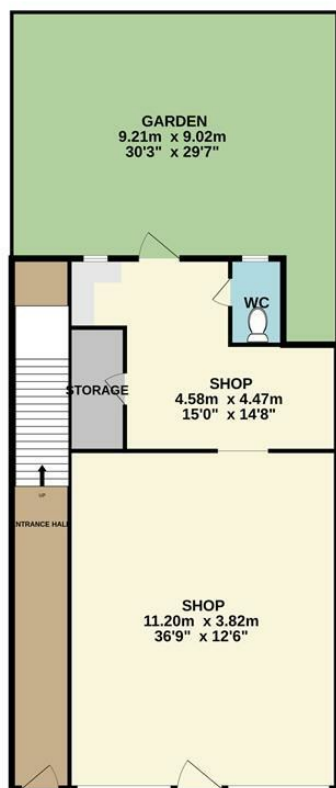
This striking and prominently positioned building offers a highly attractive and diversified investment opportunity, with substantial potential for value uplift through proactive asset management.

The ground floor comprises a well-appointed retail unit, currently occupied by a tailor and dry cleaner. The commercial lease benefits from a 15-year term commencing in 2015.

The upper floors are configured as a split-level three-bedroom flat, which is currently vacant. This space presents clear potential for refurbishment, enhancing the quality of accommodation and significantly increasing the property's rental income.



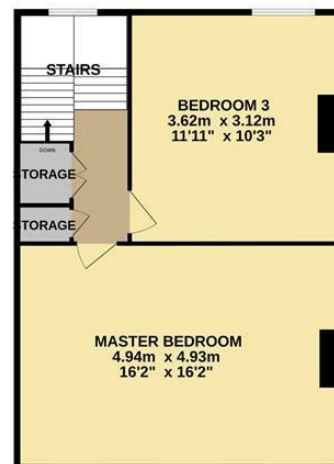
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	