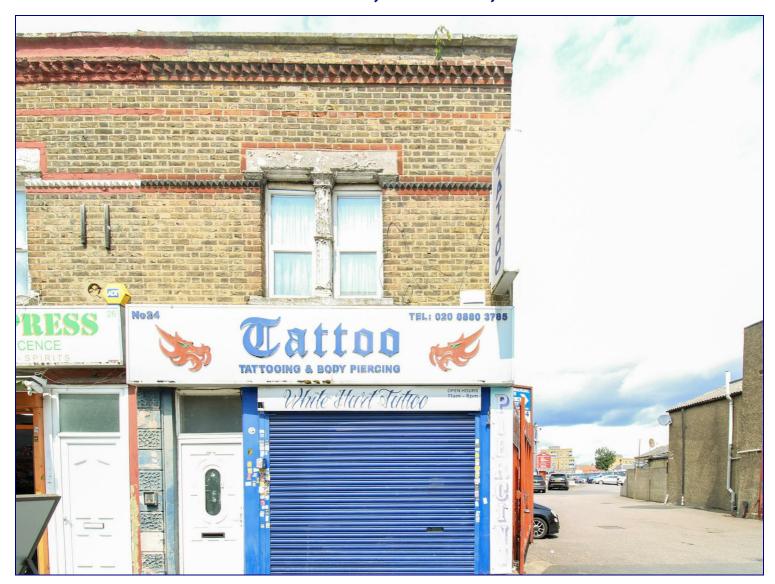


www.kings-group.net

473 High Street Tottenham N17 6QA Tel: 020 8801 2696

White Hart Lane, London, N17 8DP







Kings Group are pleased to present this excellent opportunity to acquire a chain-free commercial freehold property in a prominent location on White Hart Lane, N17. This end-of-terrace, mixed-use premises offers significant potential for investment or owner occupation.

The ground floor features a self-contained commercial unit currently arranged as a shop, benefiting from high street frontage and access to a private rear garden. The space offers flexible usage potential, subject to the necessary consents. The first floor comprises a two-bedroom residential flat, which is accessed via a separate entrance. The flat includes two generously sized double bedrooms, an open-plan kitchen and living area, and a three piece family bathroom.

The entire property is in need of full modernisation throughout, making it an ideal refurbishment or development project. Located in a high-footfall area with excellent transport connections, including White Hart Lane Station













