



7 Turnpike Lane,  
Tottenham

£800,000 Freehold





# 7 Turnpike Lane, Tottenham

473 High Street, Tottenham, London,  
N17 6QA

020 8801 2696  
[www.kings-group.net](http://www.kings-group.net)

- Freehold Of The Building
- Ground Floor Commercial Unit
- Three Bedroom Flat
- Split Level Flat Upper
- Double Bedrooms
- Three Bed Flat Vacant
- Double Glazing
- Excellent Location
- Minutes Away From Turnpike Lane Station
- Awaiting EPC

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.

Occupying a prime position along one of Turnpike Lane's most prominent retail parades, the property enjoys excellent visibility and footfall. The area is supported by a vibrant local community that actively champions

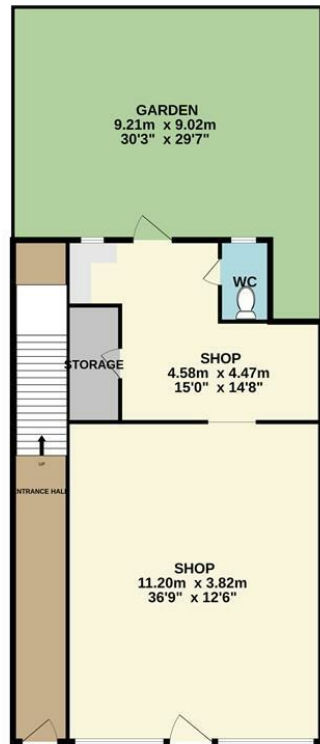
independent businesses, contributing to the sustained success of a number of long-standing occupiers—many of whom may not have experienced similar success in other parts of London.

Transport links are excellent, with Turnpike Lane Underground Station just a two-minute walk away, and numerous bus routes providing direct access to Central London and the City.

The instruction is received from the executors and awaiting grant of probate.

Council Tax Band D  
Flood Risk - Rivers & Seas: Very Low, Surface Water:  
High

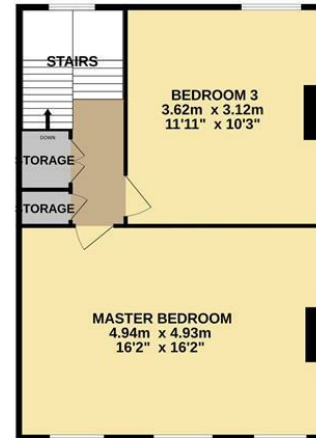
GROUND FLOOR



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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