



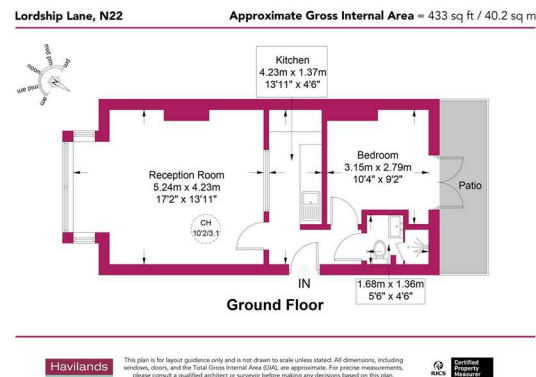
Lordship Lane, N22

£1,000,000

Havilands

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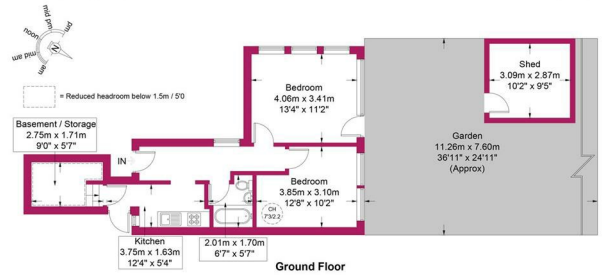
- **\*\*INVESTMENT OPPORTUNITY\*\***
- Substantial, Semi-Detached Property comprised of 5x Self-Contained Flats Across Three Floors
- With Renovations Completed Estimated Income Circa £100,000 PA
- Excellent Transport Links Moments from Woodgreen Underground (Piccadilly Line)
- Within Easy Reach of Alexandra Palace National Rail (Moorgate approx 20 mins) and Various Bus Routes
- Ideally Located for Woodgreen High Road with it's Abundance of Amenities, Restaurants, Cafes, Cinema and Shopping City
- Approx. 1,850 sq ft of Living Space plus Rear Garden
- Fully Compliant Property
- Offered with Tenants In-Situ or Vacant Possession

# Lordship Lane, N22

Approximate Gross Internal Area = 595 sq ft / 55.3 sq m

Restricted Height = 43 sq ft / 4.0 sq m

Shed = 95 sq ft / 8.8 sq m



Ground Floor

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

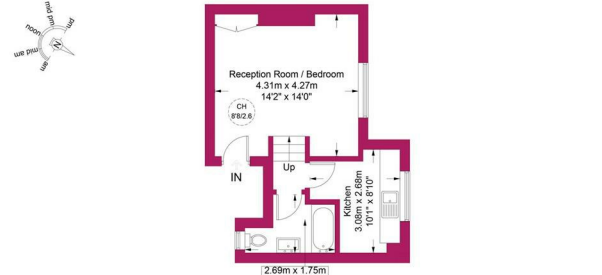
Certified Property Measurement

# Lordship Lane, N22

Approximate Gross Internal Area = 326 sq ft / 30.3 sq m

Restricted Height = 43 sq ft / 4.0 sq m

Shed = 95 sq ft / 8.8 sq m



First Floor

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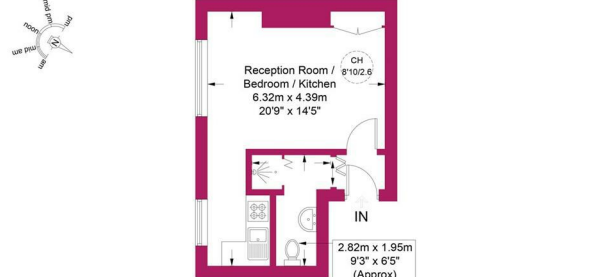
Certified Property Measurement

# Lordship Lane, N22

Approximate Gross Internal Area = 265 sq ft / 24.6 sq m

Restricted Height = 43 sq ft / 4.0 sq m

Shed = 95 sq ft / 8.8 sq m



First Floor

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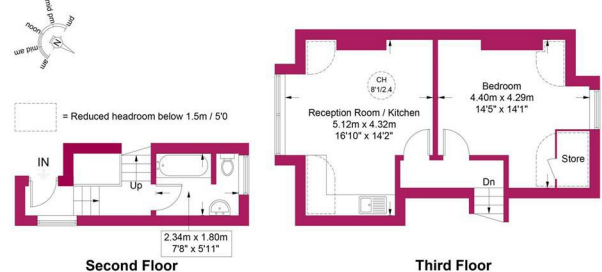
Certified Property Measurement

# Lordship Lane, N22

Approximate Gross Internal Area = 510 sq ft / 47.4 sq m

Restricted Height = 43 sq ft / 4.0 sq m

Shed = 95 sq ft / 8.8 sq m



Second Floor

Third Floor

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

Certified Property Measurement

**\*\*INVESTMENT OPPORTUNITY\*\*** Havilands are delighted to present this substantial, semi-detached property comprised of five self-contained flats, and situated on Lordship Lane, N22. The property spans across three floors, with approx. 1,850 sqft of internal space plus a private rear garden. The property is offered with either tenants in situ, or on vacant possession.

Offering huge potential the property is currently made up of 2x one bedroom flats on the ground floor, 2x studio flats on the first floor and 1x one bedroom flat on the second floor.

Potential annual income of £76,800 in current condition - Property schedule outlined below:

Flat 1 (Ground floor with courtyard) - Currently vacant with potential income of £1,350pcm 441 sq ft

Flat 2 (Ground floor with garden access) -Currently vacant with potential income of £1450. 595 sq ft

Flat 3 (1st floor) - Currently vacant with potential income of £1200pcm 322 sq ft

Flat 4 (1st floor) - Currently vacant with potential income of £1100pcm 258 sq ft

Flat 5 (2nd floor) Currently vacant with potential income of £1300 pcm 462 sq ft

With full renovations completed throughout the building, the estimated income would increase to circa £100,000 PA. Property is fully compliant for tenancies with relevant licences and certifications.

Please note only being sold as a freehold unit, not separate flats

Tenure: Freehold

Local Authority: Haringey

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

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

havilands | 020 8886 6262  
 come by and meet the team  
 30 The Green, Winchmore Hill, London, N21 1AY

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