

Rear Of 95A Hillfield  
Avenue  
Crouch End  
London  
N8 7DG

## Block of Garages For Sale

Offers in excess of  
**£225,000**

Set at the rear of Hillfield Court, 95a Hillfield Avenue N8 7DG. The street is a predominantly residential road with mainly period property. Crouch End is famed for its Clocktower and mix of local and national retailers and restaurants.



# *Crouch End*



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

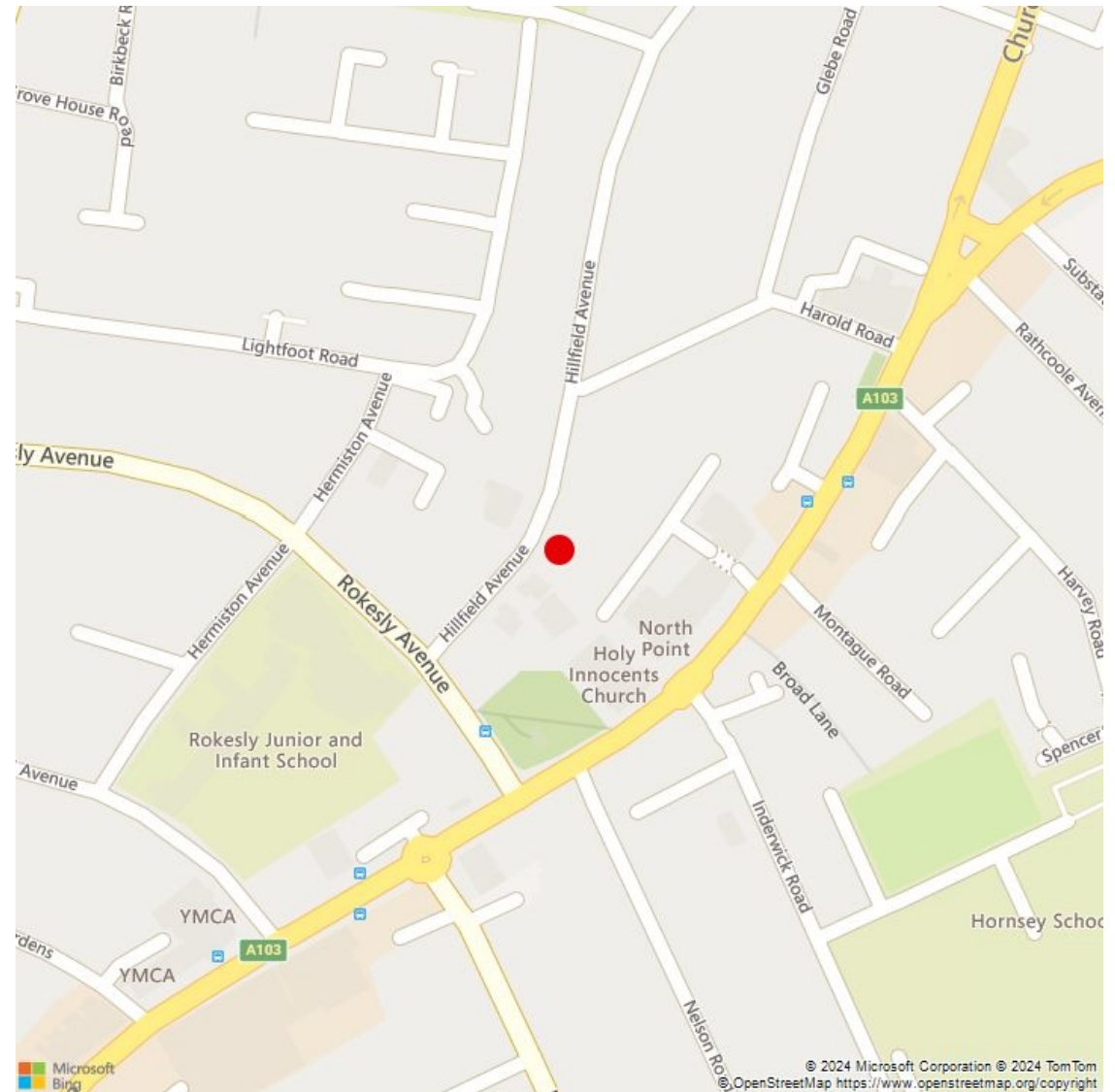
**0208 800 4321**

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## Description

Block of Garages with expired planning consent for a residential unit. The site is accessed via a drive to the side of Hillfield Court. There are currently 3 dilapidated garages at the rear of the site. Planning was gained in 2007 under reference HGY/2007/0071 for "demolition of 3 existing garages to rear of Hillfield Court and erection of new single storey dwelling house".



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## Price

Offers in excess of £225,000

## Tenure

Freehold



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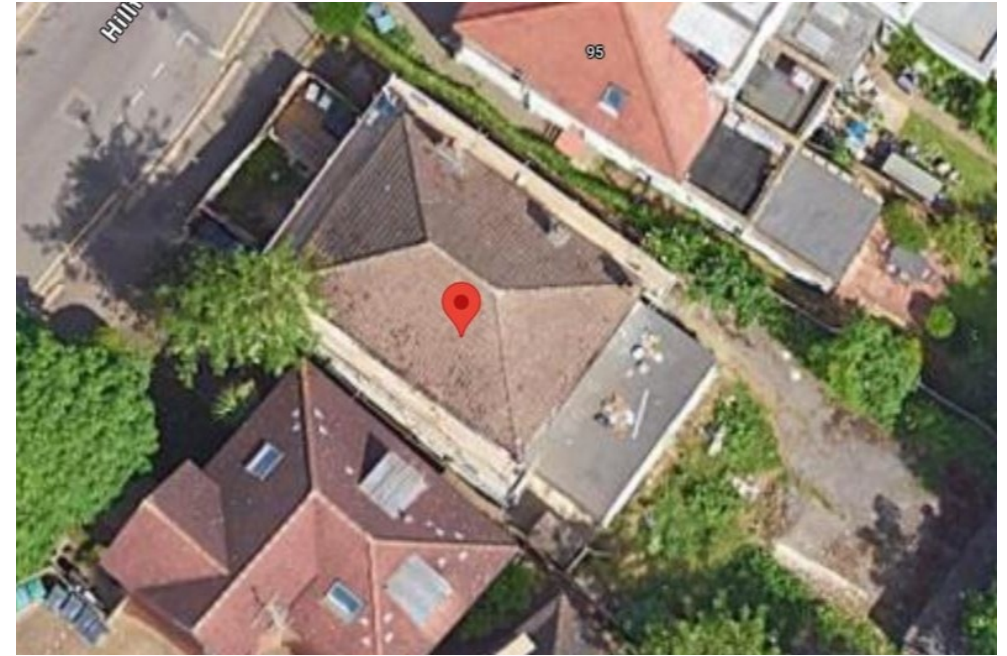
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## Legal Costs

Each side to bear their own



## Viewing

The site is open for viewings during daylight. Please contact our office for viewings.

PSS Commercial 020 8800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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