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ABSOLUTE
PROPERTY

192-194 Lancaster Road
Enfield, EN2 0JH

£1,000,000



**ABSOLUTE
PROPERTY**

Sopers House, Soper Road, Cuffley EN6 4RY

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✉ info@absolutepropertyagents.com

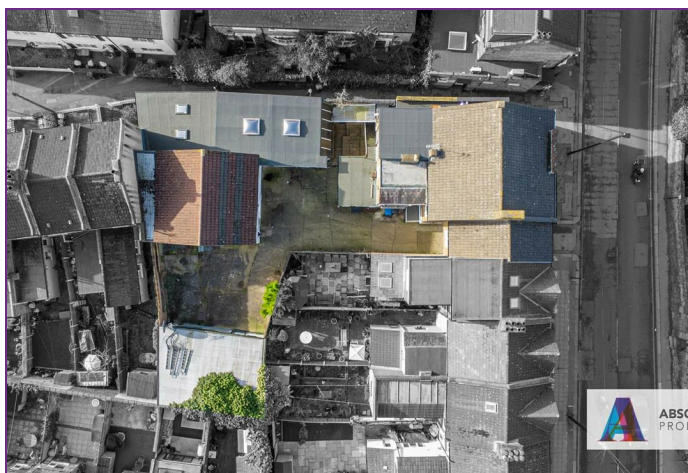
🌐 www.absolutepropertyagents.com

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £1,000,000.

CALLING INVESTORS / DEVELOPERS!!!!!! Absolute Property Auctions are pleased to offer this 4762 sq feet development opportunity for 8 units (STPP). Conveniently located within walking distance to Gordon Hill station and Lancaster Road high street amenities. The site comprises of a Shop unit and back office, side building with garages, rear building ground and first floor all vacant and a 3 bedroom flat with tenant in situ until August along with ample of parking, total useable space is 442.4 Square meters (4762 Sq Feet)

This development would suit someone that is looking for HMO's or to convert existing buildings into flats or to knock down and re develop into residential (STPP)

Auction Ends on 9th May 2024 at 2.00pm



Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of

6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



LIBRA HOUSE
BUSINESS CENTRE
020 8345 5678
Fire exit



ABSOLUTE
PROPERTY



Ground Floor
Area: 280.3 m² ... 3017 ft²

First Floor
Area: 109.5 m² ... 1179 ft²



192 - 194, Lancaster Road, Enfield EN2 0JH

Total Area: 442.4 m² ... 4762 ft² (excluding grounds)
All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>103-105 A</p> <p>81-101 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>			
		60	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>103-105 A</p> <p>81-101 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
		62	73
England & Wales		EU Directive 2002/91/EC	