



## 453 GREEN LANES LONDON, N13 4BS

**£1,450,000**  
**FREEHOLD**

**\*\*Investment Opportunity\*\*** Nestled in the vibrant area of Green Lanes, London, this remarkable property presents an exceptional investment opportunity. Comprising a spacious house conversion, the property features three one-bedroom flats and two studio flats, all of which are currently tenanted, ensuring a steady rental income. With an impressive annual rent of approximately £75,000, this investment is poised to deliver significant returns.

With five generously sized bedrooms and five bathrooms, this property is designed to accommodate both families and professionals alike, offering comfort and convenience in equal measure.

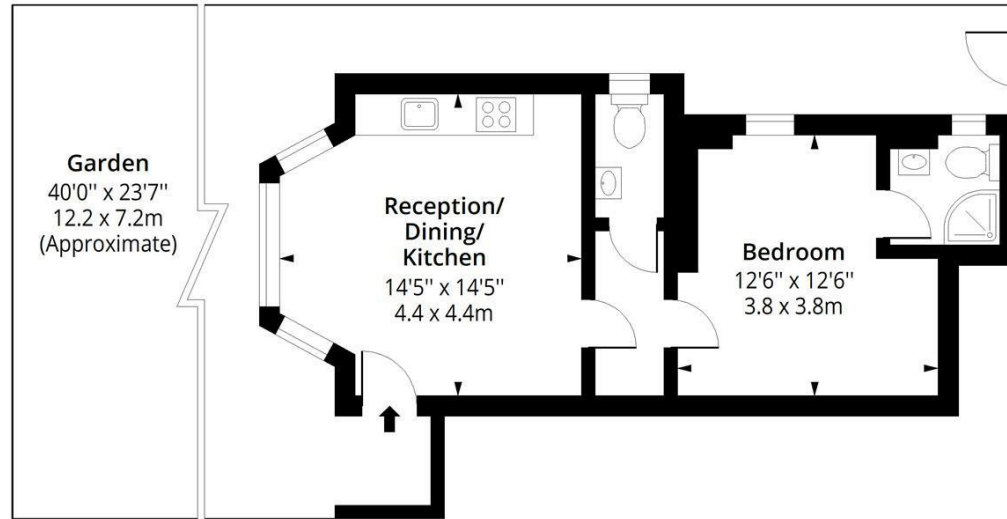
Covering a total area of around 1900sq ft, the layout is both practical and inviting, making it an attractive option for potential tenants. The location on Green Lanes is particularly appealing, with a wealth of local amenities, transport links, and green spaces nearby, enhancing the overall living experience.



Star Estates & Lettings

# Green Lanes, N13

Approx. Gross Internal Area 423 Sq Ft - 39.30 Sq M



## Ground Floor

Floor Area 423 Sq Ft - 39.30 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 2/6/2025

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>	64	76
(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 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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