



LAND AT TUDOR WAY, SOUTHGATE, LONDON N14 6PS

Summary

- Former car park situated on a 0.1 acre site
- Planning permission for 9 x residential units totalling 7,921ft² (2 x 1 bed, 4 x 2 bed and 3 x 3 bed units)
- Located opposite Southgate Underground Station
- Offers invited in the region of £1,750,000 for the freehold interest

Description

The existing property comprises a former car park situated on a 0.1 acre site.

Access to the property is taken directly from Tudor Way.

Location

The property is located within the sought-after North London area of Southgate, within the London Borough of Enfield.

Southgate Underground Station is located approximately 500ft (0.1 miles) from the property, providing Piccadilly Line services to Central London including journey times into London's Kings Cross in 24 minutes and Piccadilly Circus in 28 minutes.



Approved Accommodation Schedule

Unit	Floor	Description	GIA m ²	GIA ft ²
1	Ground	1 Bedroom 2 Person Flat	69	743
2	Ground	2 Bedroom 4 Person Flat	81	872
3	Ground	2 Bedroom 4 Person Flat	94	1,011
4	First	2 Bedroom 3 Person Flat	69	743
5	First	1 Bedroom 2 Person Flat	58	624
6	First	2 Bedroom 3 Person Flat	68	732
7	Second	3 Bedroom 5 Person Flat	100	1,076
8	Second	3 Bedroom 6 Person Flat	100	1,076
9	Third	3 Bedroom 6 Person Flat	97	1,044
Total			736	7,921

Planning

Planning permission was granted (reference: 21/01506/FUL) on 20th August 2021 for the erection of a part 1, part 2, part 3 and part 4 residential block of 9 x residential apartments totalling 7,921ft² (2 x 1 bed, 4 x 2 bed and 3 x 3 bed units).

A CIL liability of circa £175,178.18 is applicable. Please note that this is an indexed estimate as of January 2024 and should not be relied upon, any prospective purchasers should undertake their own analysis.



Tenure

The property is being sold freehold subject to vacant possession upon completion.

VAT

We understand the property is elected for VAT.

Terms

Offers invited in the region of £1,750,000 for the freehold interest.

Contact

To discuss any aspect of this property or the disposal process, please contact the seller's agents:

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