

RESIDENTIAL INVESTMENT OF 6 FLATS

449 High Road
Wood Green, N22 8JE

Income Producing Residential Investment

Self Contained Block of 6 Flats

For Sale

3,810 sq ft
(353.96 sq m)

- Self Contained Modern Block of 6 Flats
- 4x1 Bed Flats & 2x2 Bed Flats
- Income Producing
- 6 Car Parking Spaces
- Close To Wood Green Shopping Centre
- Total Actual and Estimated Income- £118,080 pax

Summary

Available Size	3,810 sq ft
Price	£2,250,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Location

The Property Is located in a prime position on the North West side of High Road, Wood Green, close to the junctions of Myddelton Road and Marquis Road. The flats are located close to the main Wood Green Shopping Centre, with its array of many multiple and local retailers together with restaurants and bars Transport facilities are good with Wood Green Underground Station (Piccadilly Line) close by. Numerous bus routes serve the area.

Description

Comprises a modern block of 6 self contained flats constructed in 2004 arranged on the first and second floors immediately above Tesco. The flats benefit from 6 car parking spaces immediately at the rear of the building. Comprising 2x2 beds and 4x1 beds all of which are in good decorative condition.

Tenancies

- First Floor Flat 1 - 2 Bed Flat - 831 Sqft (77.24 Sqm)
- First Floor Flat 2 - 1 Bed Flat - 535 Sqft (49.69 Sqm)
- First Floor Flat 3 - 1 Bed Flat - 539 Sqft (50.03 Sqm)
- Second Floor Flat 4 - 2 Bed Flat- 831 Sqft (77.24 Sqm)
- Second Floor Flat 5 - 1 Bed Flat - 535 Sqft (49.69 Sqm)
- Second Floor Flat 6 - 1 Bed Flat - 539 Sqft (50.03 Sqm)
- Total Floor Area 3,810 Sqft (353.92 Sqm)

- Flat 1 - £21,000 pax
- Flat 2 - £15,960 pax
- Flat 3 - £19,200 pax
- Flat 4 - Vacant
- Flat 5 - £18,480 pax
- Flat 6 - £14,820 pax

The 5 flats are currently Let on AST Agreements.

Flat 2- Served notice to increase the rent to £19,200 pax as of 28 February 2025.

Flat 6- Served notice to increase the rent to £19,200 pax as of 13 March 2025.

Flat 4- Is being marketed at a quoting rent of £21,000 pax.

Total Current Income - £ 89,460 pax

Total Actual and Estimated Income- £118,080 pax

Long Leasehold Interest

The 6 flats are held under 1 lease for a term of 125 Years from March 2004 at a Peppercorn Rent (Title Number- AGL127737)

Price

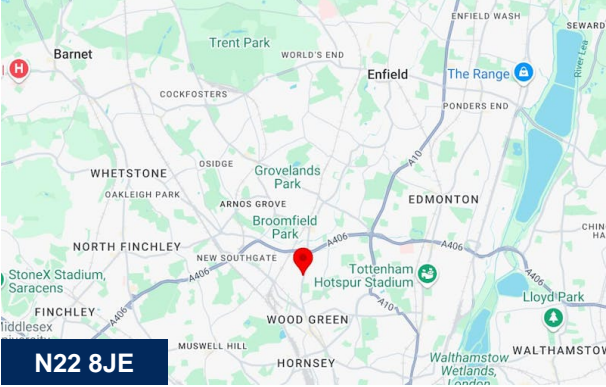
£2,250,000

IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful Purchaser.

Viewings

Strictly By Appointment through Owners Agents as above.



Viewing & Further Information



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