

**10 Rectory Gardens
London
N8 7PJ**

FOR SALE

**Offers in excess of
£885,000**

Located on the west side of Rectory Gardens close to the junction with High Street (A504) . A fairly quiet vehicular road which is mainly residential in nature comprising a mix of terraced and semi-detached houses. St Mary's Primary School is located along the same road within close proximity to the property. Hornsey Station is a short distance away providing Great Northern Services to Moorgate and Welwyn Garden City, as is Turnpike Lane (Piccadilly Line) Underground.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

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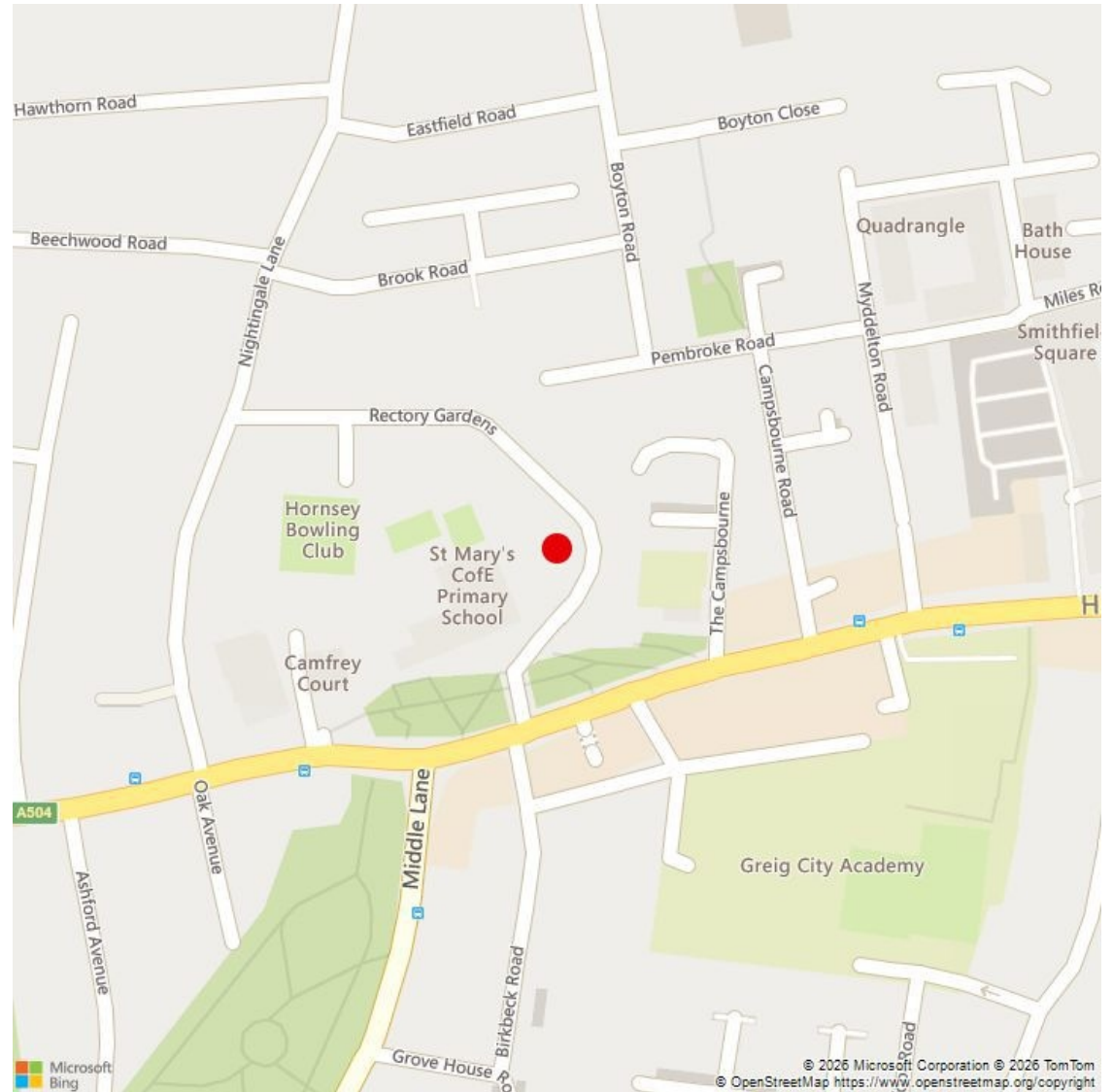
Description

A 2 storey, three bedroom semi-detached house 1074 sq.ft. approx. with front and rear gardens. Situated on a bend within an irregularly shaped plot which narrows towards the rear. Presented in a reasonable although basic decorative condition.

Currently let by way of an AST £2800 pcm with additional HMO licence, 3 households, 4 tenants.

****To be sold with the benefit of the tenants in situ ****

There may be potential to purchase with vacant possession



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Price

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EPC

Energy Rating D

Tenure

Freehold

Legal Costs

Each Side to bear their own



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Rates

Council Tax Band D

Viewing

Via the owners agents PSS Commercial.

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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