



Hane



GF Flat



FF Flat



**GF & TF, Woodlands Park Road, Haringey, London , N15 3RX
£799,999**

Chain Free | Freehold | Investment Opportunity with Planning Permission

Hane Estate Agents are delighted to present this rare Freehold investment opportunity offered chain free and with planning permission granted.

The property is currently arranged as two self-contained one-bedroom flats:

- Ground Floor Flat (Garden Flat) – A one-bedroom flat comprising a separate living room, kitchen, bathroom/WC, and private garden.
- First Floor Flat – A newly renovated one-bedroom flat with a separate living room, kitchen, bathroom, and separate WC.

Both flats have planning permission approved to convert into two spacious three-bedroom units:

- Convert the ground floor into a three-bedroom garden flat.
- Extend the first floor and loft to create a three-bedroom duplex with a roof terrace.

Plans are available upon request.

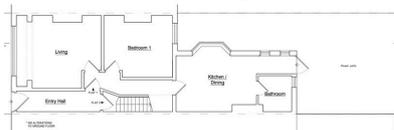
The property is ideally located close to Turnpike Lane Underground Station (Piccadilly Line), and within easy reach of the many shops, restaurants, and amenities along Green Lanes and Turnpike Lane.

Additional Information:

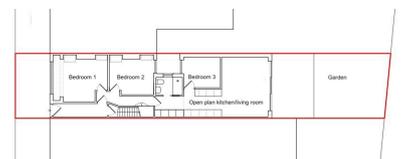
- Currently vacant
- Council Tax Band B (Ground Floor) – EPC Rating D
- Council Tax Band C (First Floor) – EPC Rating D
- Gas, electricity, water, and sewage: mains supply
- Part C information available upon request

An excellent opportunity for investors or developers seeking a high-potential Freehold asset in a well-connected North London location. Option to purchase individual flats or the freehold with 2 flats.

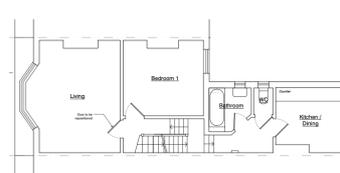
GF Existing



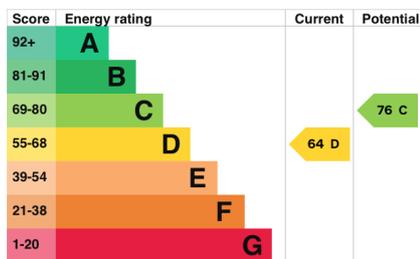
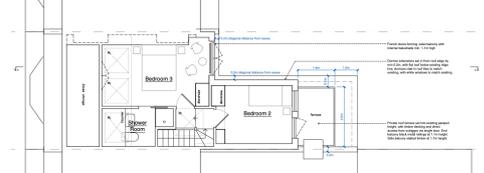
GF Proposed



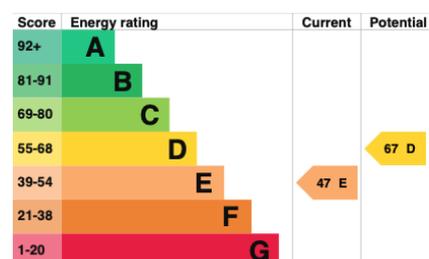
TF Existing



Loft Proposed



GF EPC Graph



TF EPC Graph

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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