51 Turnpike Lane, London, N8 0EP

Offers In The Region Of £1,000,000

Preliminary Sales Particulars.

Freehold Residential & Commercial Investment Opportunity.

Situated in Turnpike Lane N8 0EP the property comprises of a Freehold Building with a ground floor Lock up Shop Unit and Residential accommodation comprising 2 x 1 Bedroom Flats on First & Second Floors & 2 x Studio flats also on First & Second Floors. Income - The entire property is let and producing revenue in the sum of

Shop £18,000

Flats £57,000

Monthly income for all flats including the shop is £ 75,000

Entrance ground floor

First floor studio 17'1" x 12'2" (5.2 x 3.7)

First floor one bed 9'10" x 8'2" (3 x 2.5)

(FF) One bed WC & shower

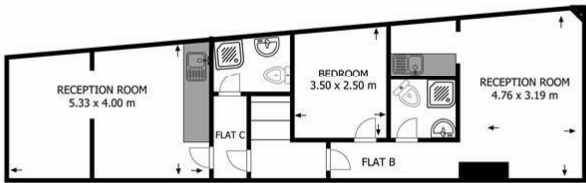FF One bed kitchen/lounge 12'2" x 10'10" (3.7 x 3.3)

Second floor studio 13'1" x 12'2" (4 x 3.7)
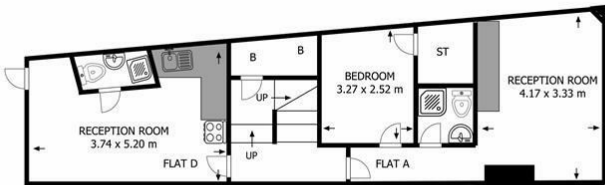
Second floor one bed 9'10" x 8'2" (3 x 2.5)

(SF) WC & shower

(SF) One bed kitchen/lounge 12'2" x 10'10" (3.7 x 3.3)

Floor Plan

Second Floor

RECEPTION ROOM
5.33 x 4.00 m

BEDROOM
3.50 x 2.50 m

RECEPTION ROOM
4.76 x 3.19 m

FLAT C

FLAT B

Second Floor

First Floor

B   B

ST

BEDROOM
3.27 x 2.52 m

RECEPTION ROOM
4.17 x 3.33 m

UP

RECEPTION ROOM
3.74 x 5.20 m

UP

FLAT D

UP

FLAT A

First Floor
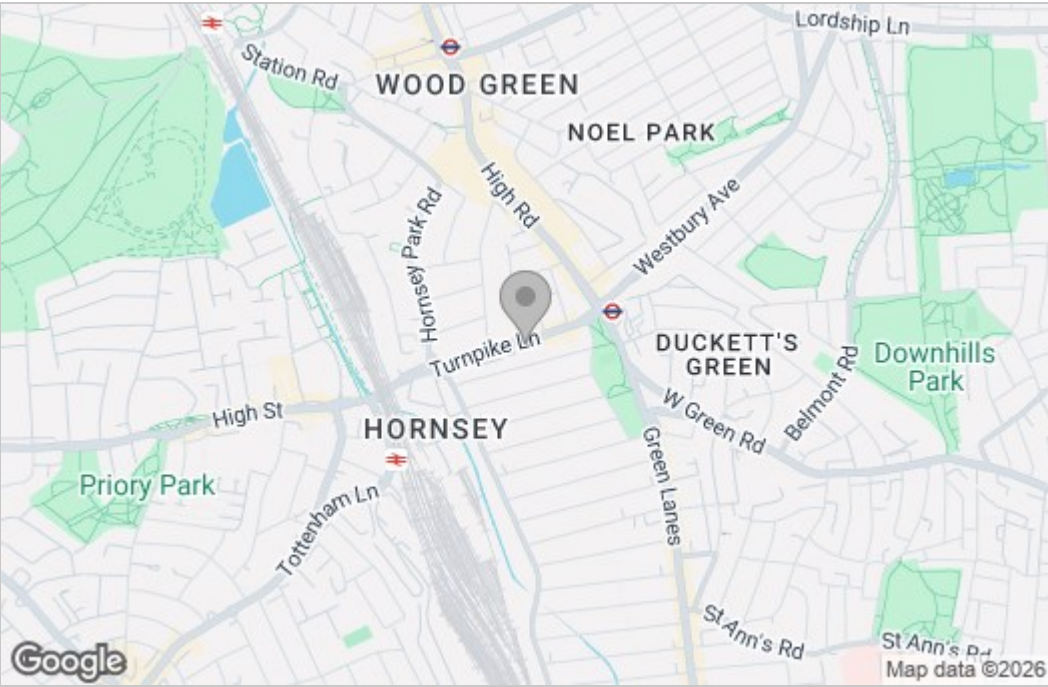
Ground Floor

UP

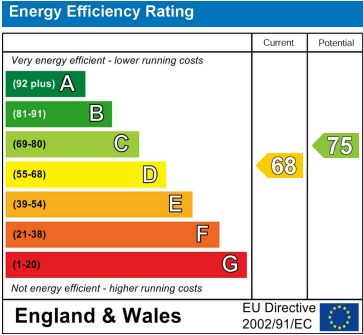IN

Ground Floor

TeePee
Estate Agents

Turnpike Ln Harringay Ladder, London N8 0EP logo

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurement please consult a certified architect or surveyor prior to making any decisions based on this plan. The first measurement provided refers to the vertical wall.

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC