

**RESIDENTIAL INVESTMENT OF 6 FLATS**



**449 High Road**  
Wood Green, N22 8JE

**Fully Let 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
- 6 Car Parking Spaces
- Close To Wood Green Shopping Centre
- Total Current Income - £ 115,080 pax
- Highly Prominent Location
- Immediately Above Tesco Supermarket

## Summary

<b>Available Size</b>	3,810 sq ft
<b>Price</b>	£2,250,000
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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 - £16,800 pax
- Flat 3 - £19,200 pax
- Flat 4 - £21,000 pax
- Flat 5 - £18,480 pax
- Flat 6 - £18,600pax

Total Current Income - £ 115,080 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

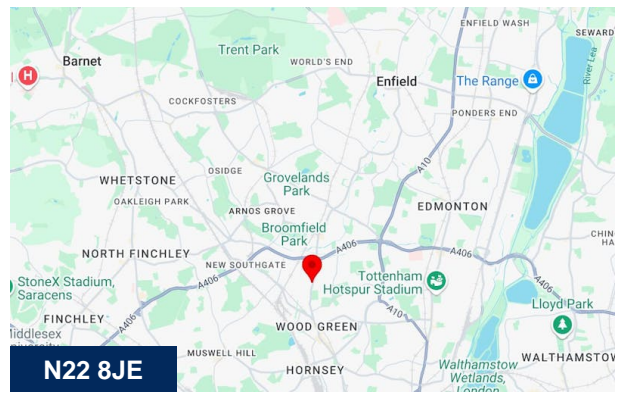
£2,250,000 with the benefit of the current income

## IDENTIFICATION

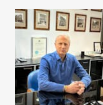
In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful Purchaser.

## Viewings

Strictly By Appointment through Owners Agents as above.



## Viewing & Further Information



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