

**1 Hillfield Avenue
London
N8 7DU**

FOR SALE

**Offers in excess of
£1,160,000**

Set on Hillfield Avenue on the corner with Brandon Place which is a rear service road serving the mixed use properties along High Street (A504), predominantly residential. Local amenities along the High Street consist mainly local traders, shops, bars, cafes and restaurants. Open spaces and recreational facilities of Priory Park are within walking distance. Hornsey station and Turnpike Lane (Piccadilly Line) are a short walk away.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

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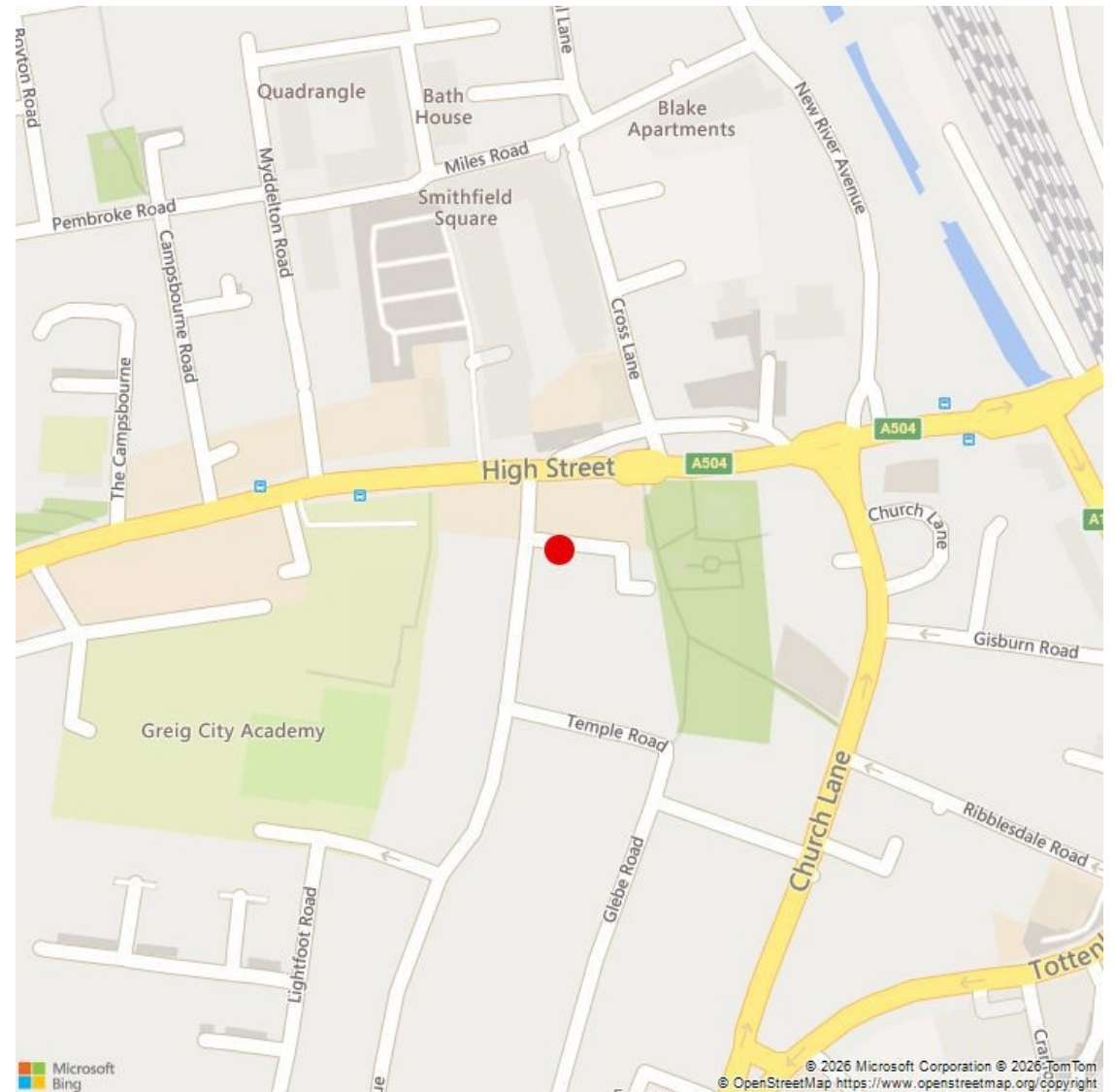
Description

Three storey end of terrace house with front and rear gardens. Converted to provide two self-contained flats. Arranged as a ground floor two bedroom flat and a three bedroom split level flat over first and second floors , 2040 sq.ft. approx.

Ground floor entrance hallway with doors to two bedrooms and reception leading to kitchen and bathroom/wc. Kitchen provides access to a private rear garden, £1650 pcm.

Upper floor comprises a three bedroom split level flat. Stairs from ground floor up to hallway with doors to reception room, bedroom, bathroom, wc and kitchen, stairs up to the top floor which provides two bedrooms which are eaves affected. £2200pcm Currently let by way of two AST's.

**** SOLD WITH TENANTS IN SITU WILL NOT BE VACANT POSSESSION****



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Price

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Tenure

Freehold

Legal Costs

Each side to bear their own



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Rates

Council Tax D and E

EPC

Ground Floor D
First Floor C

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective buyers establish the VAT implications before entering into any agreement.

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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