

LOT  
**16**

59–61 High Road, Wood Green, London N22 6BH

**GUIDE PRICE £2,300,000\***

**DOUBLE FRONTED COMMERCIAL BUILDING WITH UPPERS BENEFITTING FROM PLANNING TO CONVERT INTO SEVEN SELF CONTAINED FLATS**



The property is located within the heart of Wood Green within a short walk of the local Piccadilly Line station. Alexandra Palace station is also within close proximity. The area is well served by bus routes and recreational facilities. Good road links are easily accessible including the A406 North Circular Road, the A10 and the A503. All provide access to other major routes and into central London. The building is a double fronted terraced dwelling that has commercial use to the ground floor and the upper parts have planning granted for seven self-contained flats. The upper parts have been granted planning under reference HGY/2022/3353 for a dormer extension to the rear roof slope and the conversion of the upper floors of the building to six self-contained flats comprising two one-bedroom flats on the first floor, two one-bedroom flats on the second floor and two studio flats on the third/loft floor, including new entrance door on the High Road providing access to all the proposed flats. Further planning was granted under reference HGY/2022/4183 for conversion of the rear part of first floor level area into self-contained flat. We therefore understand the development to be for seven self-contained flats. The building is sold with vacant possession and will be of interest to investment buyers and developers.

**ACCOMMODATION**

EPC lists the building at 571 sm

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London borough of Harringey Rateable Value £119,000 EPC Band D

**VIEWING TIMES**

By appointment through the auctioneers.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN