

For Sale

Guide Price £1.75m

Sole Agents

Freehold



SEMI-DETACHED HALLS ADJOINING PERIOD HOUSE WITH PLANNING CONSENT FOR CONVERSION TO 3 FLATS

Further development potential subject to necessary consents

Vacant possession on completion

110 PRIORY ROAD, LONDON, N8 7HP



Jeremy Leaf & Co
863 High Road, Finchley N12 8PT

020 8446 4295
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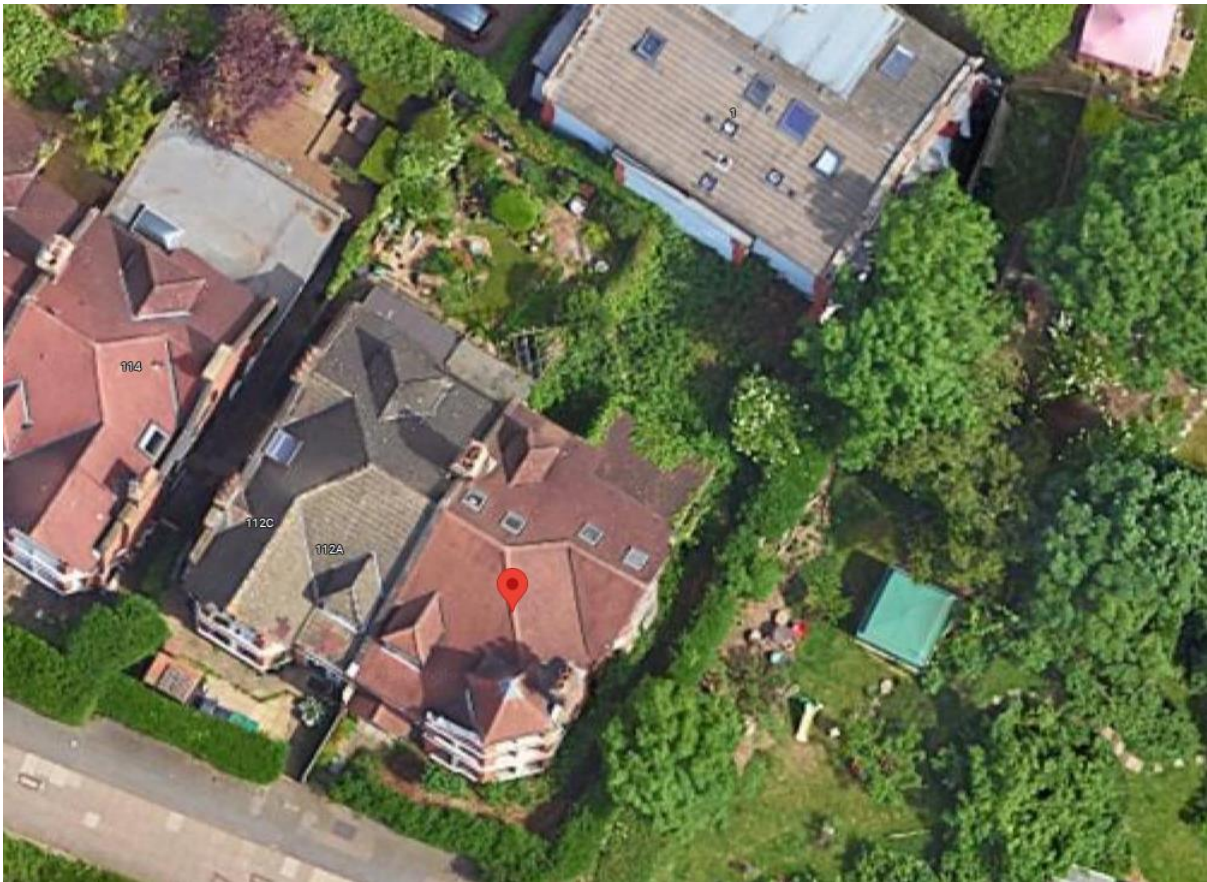
Planning consent (HGY/2024/2499) has been granted by the London Borough of Haringey for conversion of this three-storey halls adjoining semi-detached house to three flats, including ground floor rear extension.

Proposed Schedule of Accommodation				
Flat	Floor	Type	Sq. M.	Sq. Ft.
1	Ground	3 bed / 2 bath / private garden	101	1087
2	First	2 bed / 2 bath	63	678
3	Second	2 bed / 1 bath	69	742

The property could still be used for single family occupation.

Multiple shopping and transport facilities as well as cinemas of both Muswell Hill and Crouch End Broadway are conveniently located for the property with a parade of local shops opposite. The vast green spaces and entertainment opportunities of Alexandra Palace are almost adjacent whereas Highgate and Queens Woods are close by too.

Offers are invited for the freehold interest in the region of £1,750,000 with vacant possession - subject to contract only - to owners’ sole agents Jeremy Leaf & Co from whom copies of plans and other information is available and viewings must be arranged - strictly by appointment only.





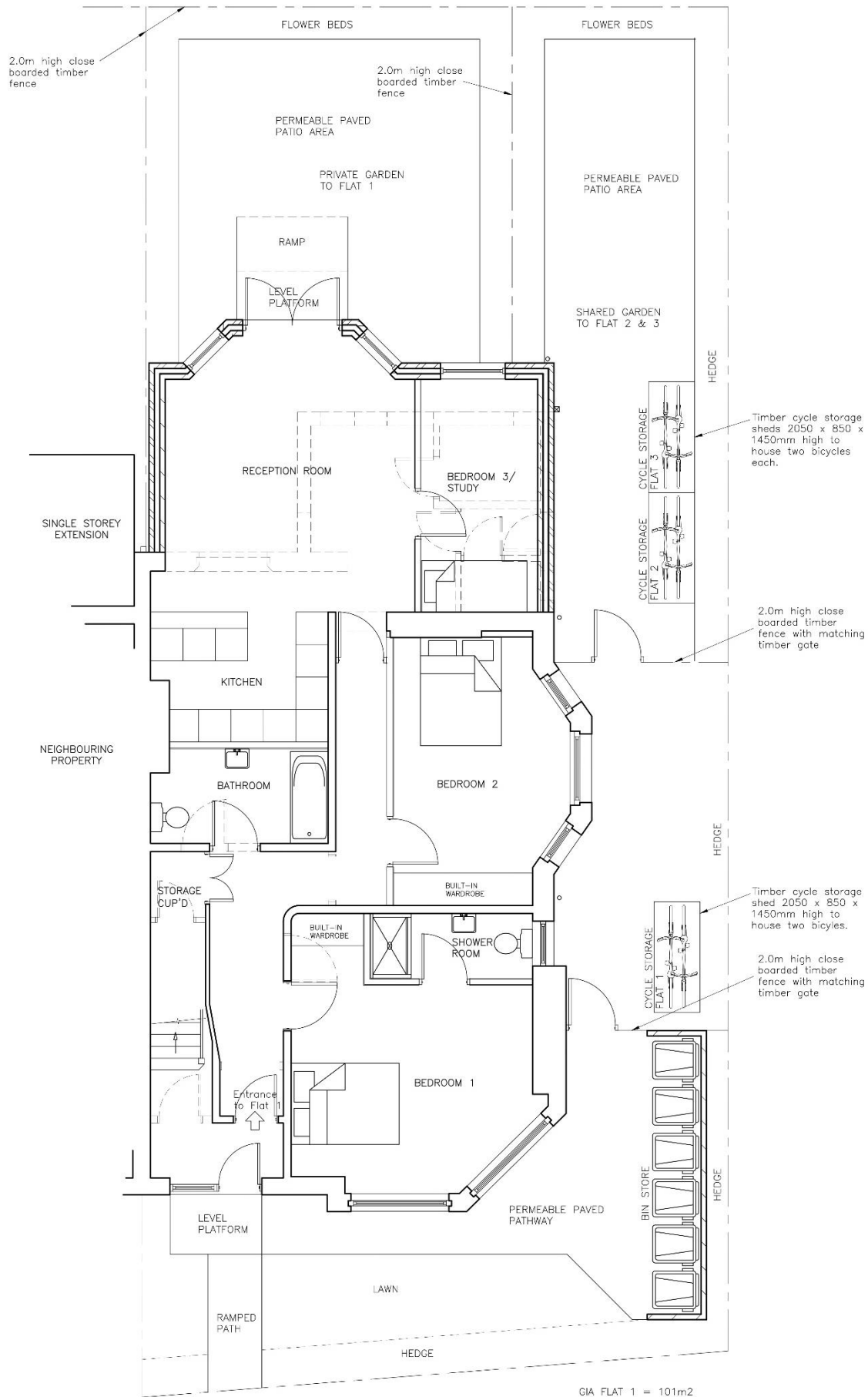
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LANDMARK INFORMATION

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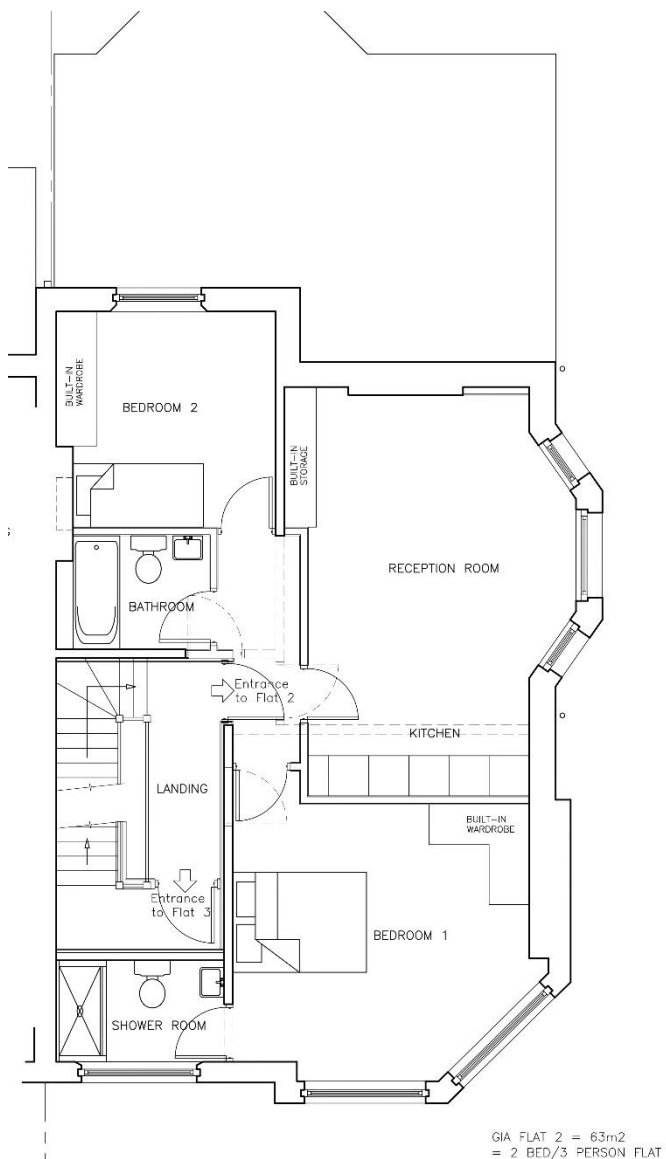


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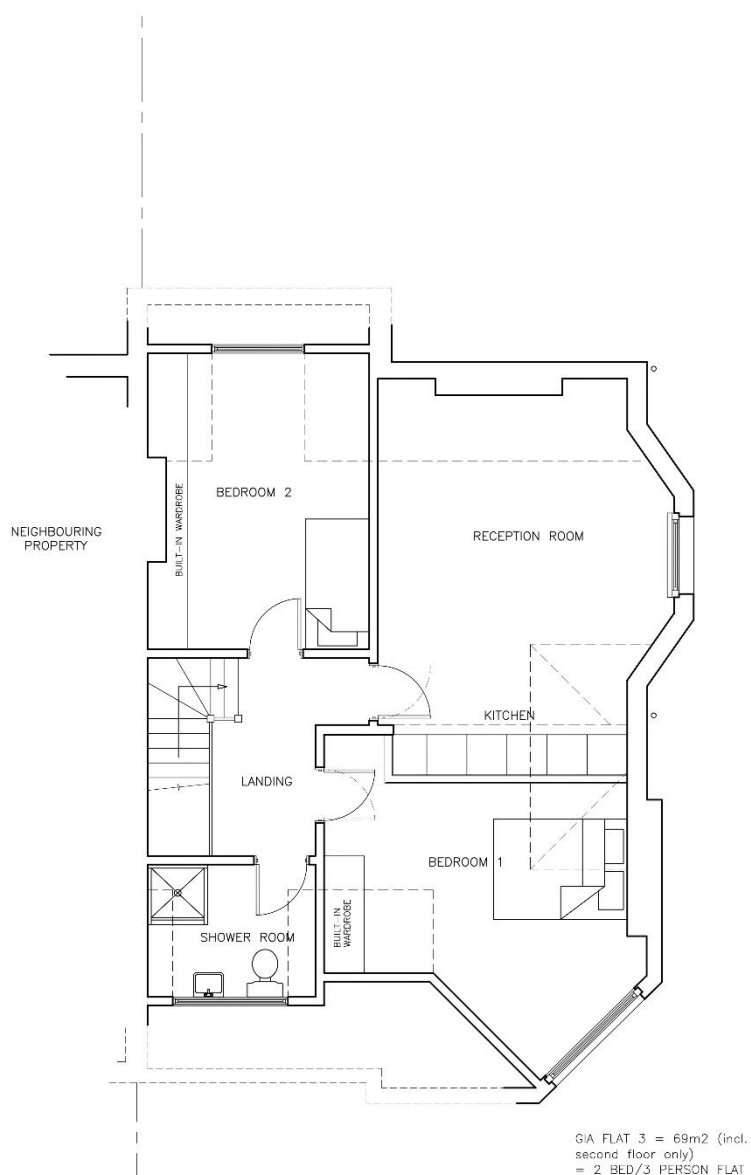
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GROUND FLOOR/SITE PLAN
(1:50)



FIRST FLOOR PLAN
(1:50)



SECOND FLOOR PLAN
(1:50)

Consumer Protection from Unfair Trading Regulations 2008

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Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.

None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.

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