



GILMARTIN LEY

# 999 Year Leasehold Residential Investments For Sale - South Tottenham N15

Highly reversionary with lease expiring in June 2022

**170 High Road,  
Tottenham,  
LONDON, N15 4NS**



## Price

Offers in excess of £300,000 to  
£500,000 subject to contract



## Property Description

The property comprises a substantial Victorian end terrace villa, which has been converted into two self-contained maisonettes.

The lease to Haringey is dated 24th September 1923 and granted originally to Mr James Guy Estherby for a term of 99 years from 24th June 1923, expiring on 23rd June 2022, at a ground rent of £10 per annum.

The ground floor (170A) comprises a two bedroom flat.

The upper maisonette (170B) is a three bedroom unit including the rear garden. It is sublet on a long lease from The Mayor and Burgesses of the London Borough of Haringey dated 26th February 1990 and expiring on 23rd June 2022. The ground rent is £10 per annum. It is understood that the Underlease was acquired by the former tenant from Haringey Council under the Right to Buy legislation in the 1980s.

Each of the converted apartments has its own dedicated front entrance door from the road. 170A is accessed from Townsend Road and 170B from Page Green Terrace.

## Key considerations:

- > For sale by auction 2nd September 2021 - Joint auctioneers McHugh & Co
- > Virtual freeholds for sale in the heart of South Tottenham
- > Two new 999 year long leases available together or as individual lots
- > Highly reversionary investment in 2022
- > Flat A: 78.8 sq.m (848 sq.ft)
- > Flat B: 105.5 sq m (1,136 sq.ft)
- > Exceptional public transport links
- > Seven Sisters London Underground & Rail Stations and South Tottenham Rail Station: all within 250m

<https://www.gilmartinley.co.uk/properties/for-sale/investment/south-tottenham/london/n15/26574>

*Our ref:* 26574

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

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Gross Internal Area: 184 sq.m. (1,983 sq.ft.)

	Area sq.m.	Area sq.ft.	Description and comments
170 Flat A	78.80	848	
170 Flat B	105.50	1,135	

## Property Location

The property is located on at the junction with Page Green Terrace and Townsend Road in a popular residential area close to local shopping facilities. Page Green Terrace runs parallel and adjacent to the High Road (A10). Markfield Park is less than 500 metres east.

The location has excellent public transport communications, with Seven Sisters (London Overground) Station 230 metres north west of the property, Seven Sisters London Underground Station (Victoria Line) 200 metres south of the property and South Tottenham (London Overground) Station 140 metres south of the property. There are numerous bus routes operating in the immediate vicinity.

The property is located 2.4 kilometres (1.5 miles) south of the new Tottenham Hotspur Stadium. In addition to the recently developed stadium, there has been and continues to be significant regeneration in the area, which includes a museum, hotel and 585 new homes, as well as 2,000 homes as part of the High Road West masterplan and a further 3,000 homes in the wider Tottenham area.

## Terms

Two new 999 year leases will be granted at a peppercorn ground rent, for sale by auction if not sold prior. The lease of Flat A will include the foundations. The lease of Flat B will include the roof. The owners of the 999 year leases would then become the landlord of the lease to Haringey.

Our client will consider offers for either 170A or 170B in isolation of the other as well as offers for the two 999 year leases together.

## Legal Fees:

Each party is to bear its own legal fees

## Local Authority:

London Borough of Haringey

## Viewings:

Viewings are to be from the road side only - no attempt should be made to gain internal access.

## Further information at:

<http://www.gilmartinley.co.uk/properties/26574>  
chancel check  
environmental\_search  
local\_authority\_search  
first\_floor\_flat\_lease  
ground\_floor\_flat\_lease  
lease\_rh\_matthews\_to\_j\_g\_estherby\_from\_24th\_june\_1923  
official\_copy\_lease\_26.02.1990\_egl262953  
official\_copy\_register\_mx90793  
official\_copy\_register\_agl101521  
official\_copy\_title\_plan\_agl101521  
official\_copy\_title\_plan\_mx90793  
Special conditions flat a  
Offer Requirements

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Floor plans 170B  
Floor plans 170A  
Energy Performance Certificate 170B  
Energy Performance Certificate 170A

**Last Updated:**

18 Nov 2021

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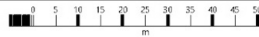
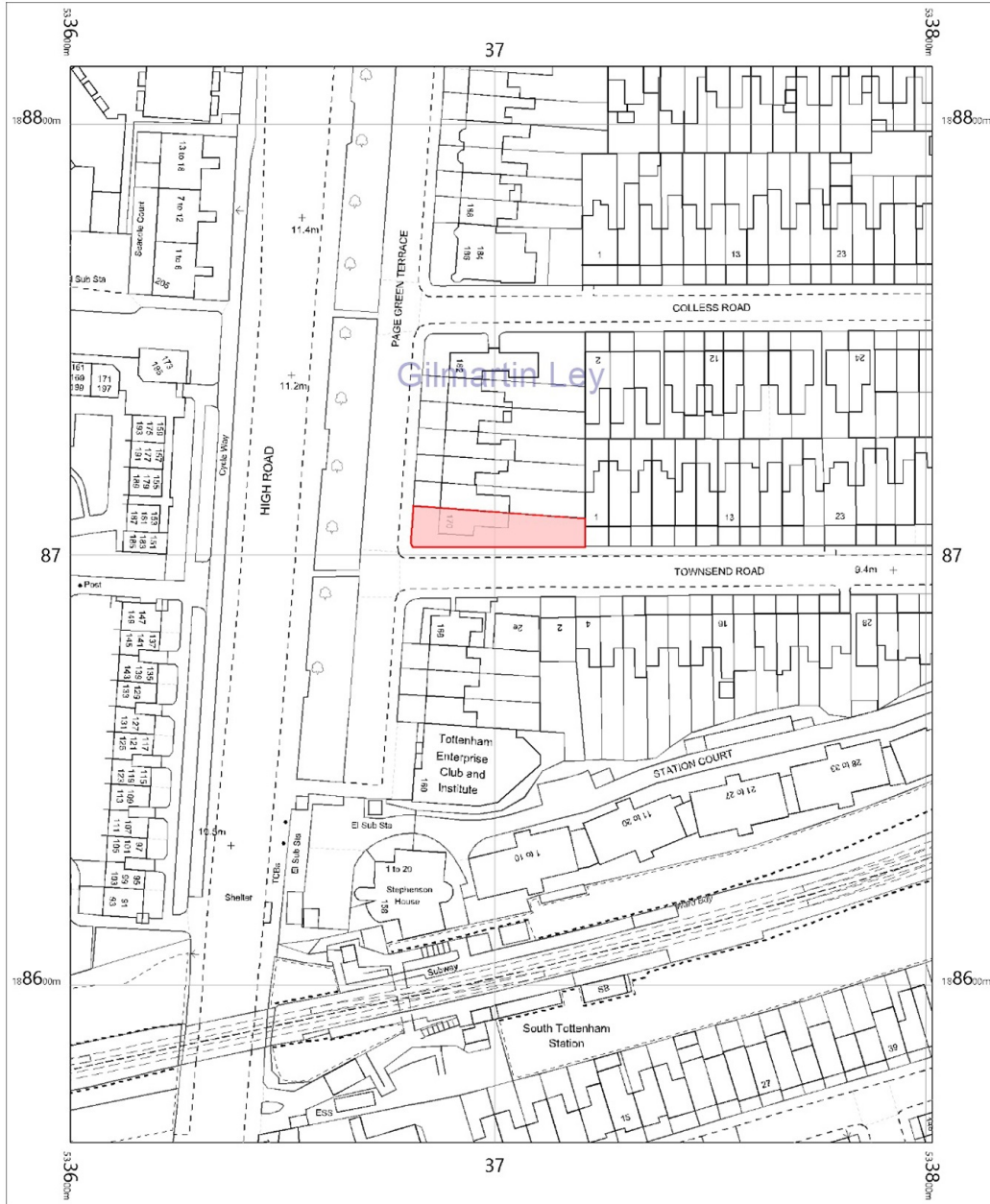


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170 High Road, N15 4NS



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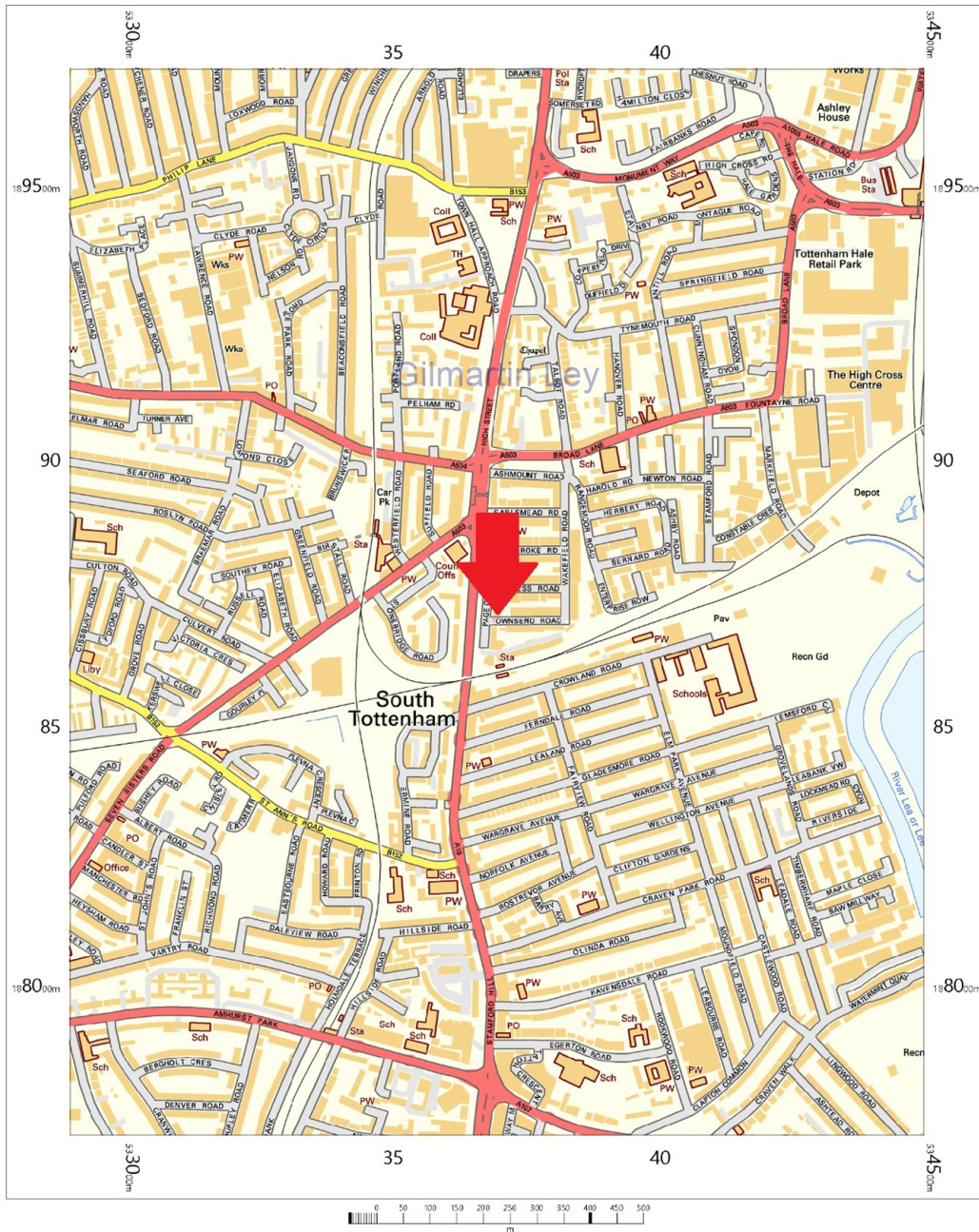


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OS Streetview  
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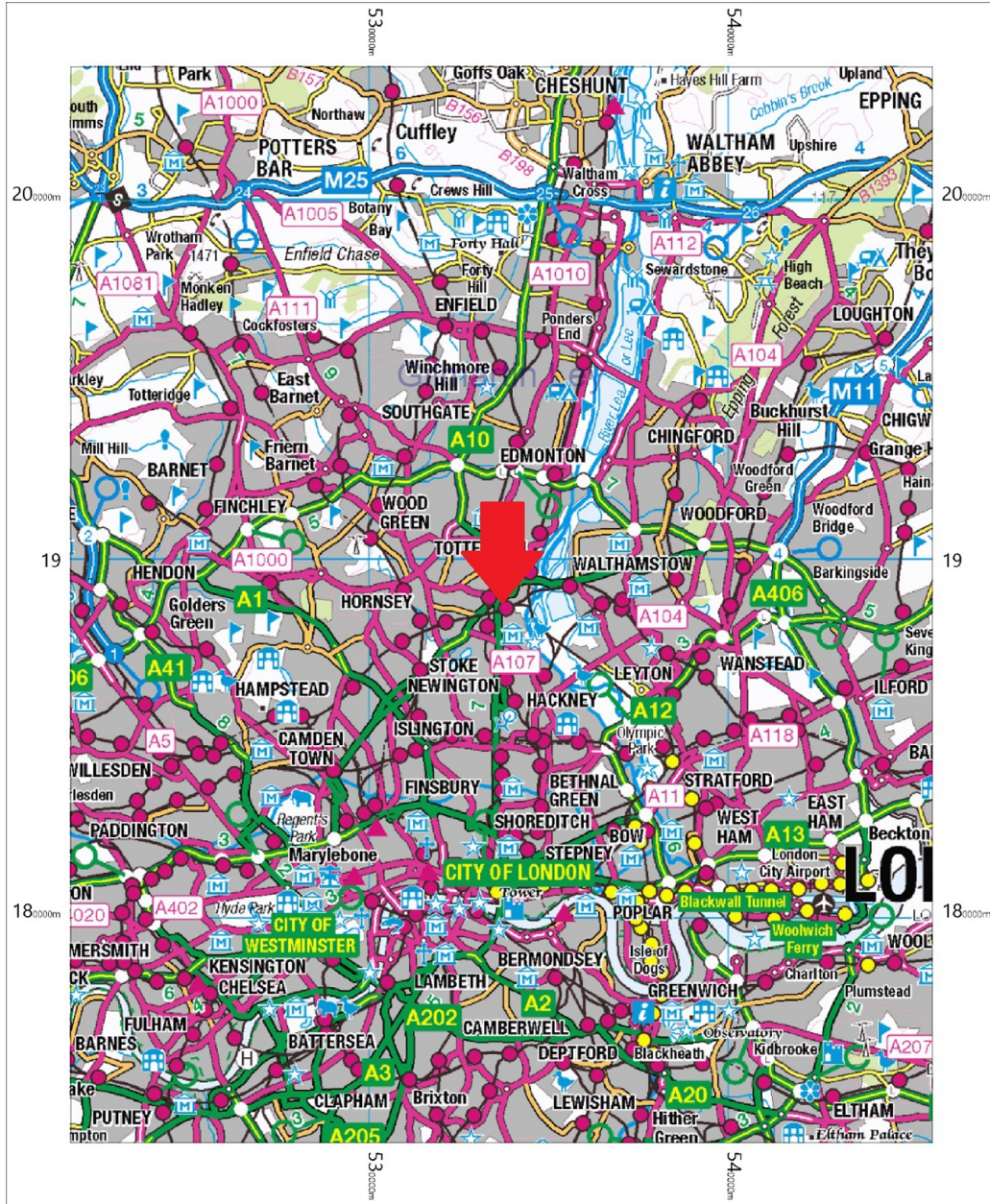


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