



GILMARTIN LEY

Freehold Vacant House with Development Potential - Crouch End N8

For sale by auction

**83 Inderwick Road,
Crouch End,
LONDON, N8 9LA**



Price

Guide Price £965,000 subject to contract



Property Description

The property comprises a mid terraced, two storey late Victorian house which occupies a regular shaped plot with front and rear gardens. The property is currently configured to provide three bedrooms, two reception rooms, kitchen and downstairs bathroom with WC.

There is potential for reconfiguration, refurbishment and/or extension to the rear of the property and within the roof space.

Key considerations:

- > In the same family ownership for over 65 years
- > Freehold for sale with vacant possession
- > For sale by auction if not sold prior
- > Gross Internal Area: 108.50 sq.m (1,168 sq.ft)
- > Highly desirable and affluent North London location
- > Development and reconfiguration potential STPP
- > Good access to green open space: Stationers Park: 100m & Alexandra Park 1.5km
- > 700m to Harringay Rail Station
- > 750m to Hornsey Rail Station

<https://www.gilmartinley.co.uk/properties/for-sale/development/crouch-end/london/n8/29670>

Our ref: 29670

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



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Accommodation

Gross Internal Area: 112 sq.m. (1,204 sq.ft.)

Unit	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	59.90	644	
First Floor	48.60	523	

Property Location

The subject property is situated on the west side of Inderwick Road a popular residential turning off Weston Park, approximately 600m to the east of Crouch End Broadway.

Crouch End is one of the most sought after residential areas of North London, which is popular with commuters, professionals and families. The area boasts a wide selection of cafés, pubs, bars, restaurants and high street chain & boutique shops, which include; Waitrose, Gail's Bakery, Marks & Spencer and Boots. Virgin Active gym and the ArtHouse Cinema are also nearby. Stationers Park is circa 100m to the east of the property, providing Green Flag award winning open green space and café facilities. Alexandra Park & Palace is approximately 1.5km to the north-west.

The property has excellent public transport connection. Harringay Rail Station is only 700m to the south-east and Hornsey Rail Station 750m to the north-east, both of which are on the same line and provide frequent services into Finsbury Park, with journey times of 3/5 minutes and Moorgate 18/20 minutes, respectively.

Terms	Freehold for sale with vacant possession
Legal Fees:	Each party is to bear its own legal fees
Local Authority:	London Borough of Haringey
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	http://www.gilmartinley.co.uk/properties/29670 Chancel Check Search Drainage and Water Search Local Authority Search Riskview Fensa certificate 2 Fensa certificate 1 EICR Building regs certificate Windows policy document Gas Certificate Title Plan Title Register TA10 TA6 TR1 Special conditions Offer Requirements Document Floor Plan Energy Performance Certificate

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Last Updated:

31 Dec 2021

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OS MasterMap 1250/2500/10000 scale
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OS Streetview
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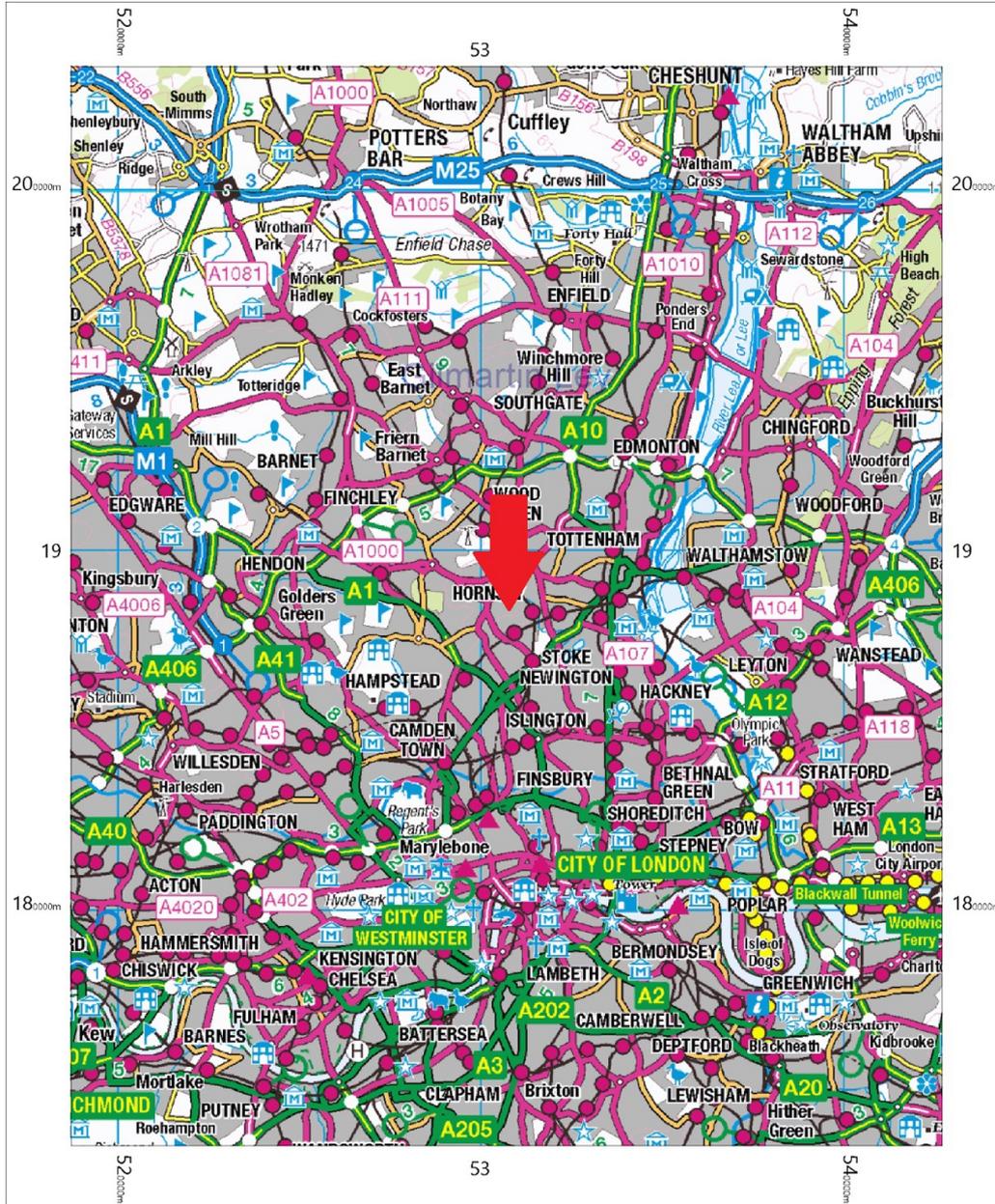


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OS 250k scale raster
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