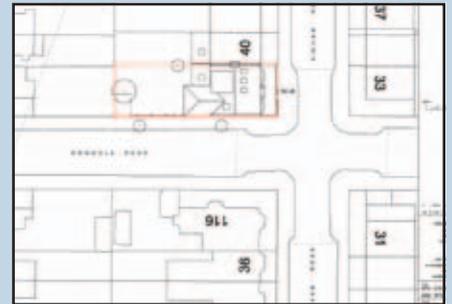
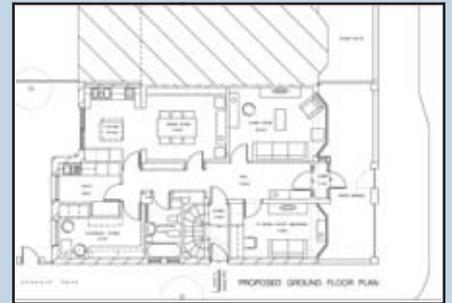
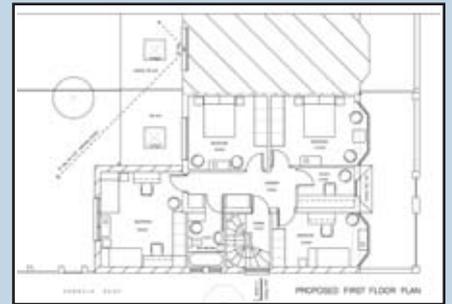


Lot 30

Same Ownership for over 30 Years

**38 Higham Road, Tottenham,
London N17 6NQ
GUIDE PRICE: £450,000 PLUS**



END OF TERRACE HOUSE AND ATTACHED GARAGE ON CORNER SITE WITH PLANNING PERMISSION FOR EXTENSION

This two floor bay fronted end of terrace house occupying a corner position with planning permission granted by the London Borough of Haringey under ref: HGY/2011/1241 on 24.08.2011 for demolition of the existing garage and rear extension and the erection of a two-storey side extension, single and two-storey rear extension, and erection of rear dormer with insertion of front and rear rooflights. The property is sold with the benefit of full vacant possession.

LOCATION

Situated at the junction of Higham Road and Dongola Road within close proximity of Lordship recreation ground and Downhills Park. Good road links, shopping facilities and Bruce Grove Main Line station are all nearby on the High Road (A10).

PROPOSED ACCOMMODATION:

Second/Attic Floor: Bedroom with walk-in closet, bathroom/WC, playroom, bathroom/WC.

First Floor: Four bedrooms, study, bathroom/WC

Ground Floor: Living room, TV room/study/bedroom, dining room open plan to kitchen, utility room, playroom/store, bathroom/WC

Outside: Front and rear gardens.

Potential exists to reconfigure the proposed accommodation for either 9 room letting accommodation or the formation of three self-contained flats, subject to all necessary consents being obtained. Purchasers must rely upon their own enquiries in this regard.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Haringey 020 8489 0000
Council tax Band: D

VENDOR'S SOLICITORS

Mr. Gleek, Simmons Gleek solicitors, 1
Duchess Street, London W1W 6AU 020 7580
9090

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

FINAL BID