

LOT  
**24**

41 Handsworth Road, Tottenham,  
London N17 6DB

**Guide Price £625,000\***

## **TERRACED DWELLING ARRANGED AS TWO FLATS WITH INVESTMENT INCOME**



The property is situated in a popular location off the B153 Philip Lane within easy reach of Seven Sisters and Turnpike Lane Stations. The area is well served by shopping facilities and bus connections. The property has been converted into two self-contained flats, the ground floor being a spacious two bedroom garden flat and the first floor being a one bedroom flat. The flats are both let on assured shorthold tenancies with the ground floor producing £1000pcm and the first floor £850pcm, Thus £1,850pcm (£22,200pa). We are advised that these are reduced rates due to the pandemic, thus there is potential in the future for an uplift subject to agreeing terms. The property is sold with the benefit of this income and will be of interest to investment purchasers.

### **ACCOMMODATION**

**Ground Floor Flat** Hall, Bedroom One, Bedroom Two, Living Room, Kitchen, Bathroom, Utility, Garden.

**First Floor Flat** Landing, Bedroom, Lounge, Kitchen, Bathroom.

### **TENURE**

Freehold

### **LOCAL AUTHORITY AND TAX RATING**

London Borough of Haringey 0209 489 1000

Council Tax Both Flats Band B

EPC Ground Floor Band C, First Floor Band D

### **VIEWING**

By appointment through the auctioneers, subject to Government Covid 19 Guidelines

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN