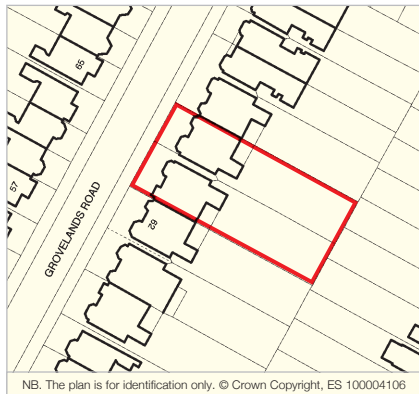


London N13
64-66 Grovelands Road,
Palmers Green
N13 4RH

- **Two Interconnecting Freehold Buildings comprising Former Care Home Accommodation**
 - **Extending (GIA) to Approximately 615 sq m (6,619 sq ft) in Total**
 - **Rear Garden and Front Forecourt Parking**
 - **Possible potential for Change of Use and Conversion to provide Self-Contained Flats, subject to obtaining all necessary consents**
 - **To be offered Collectively as One Lot**
- Vacant Possession**



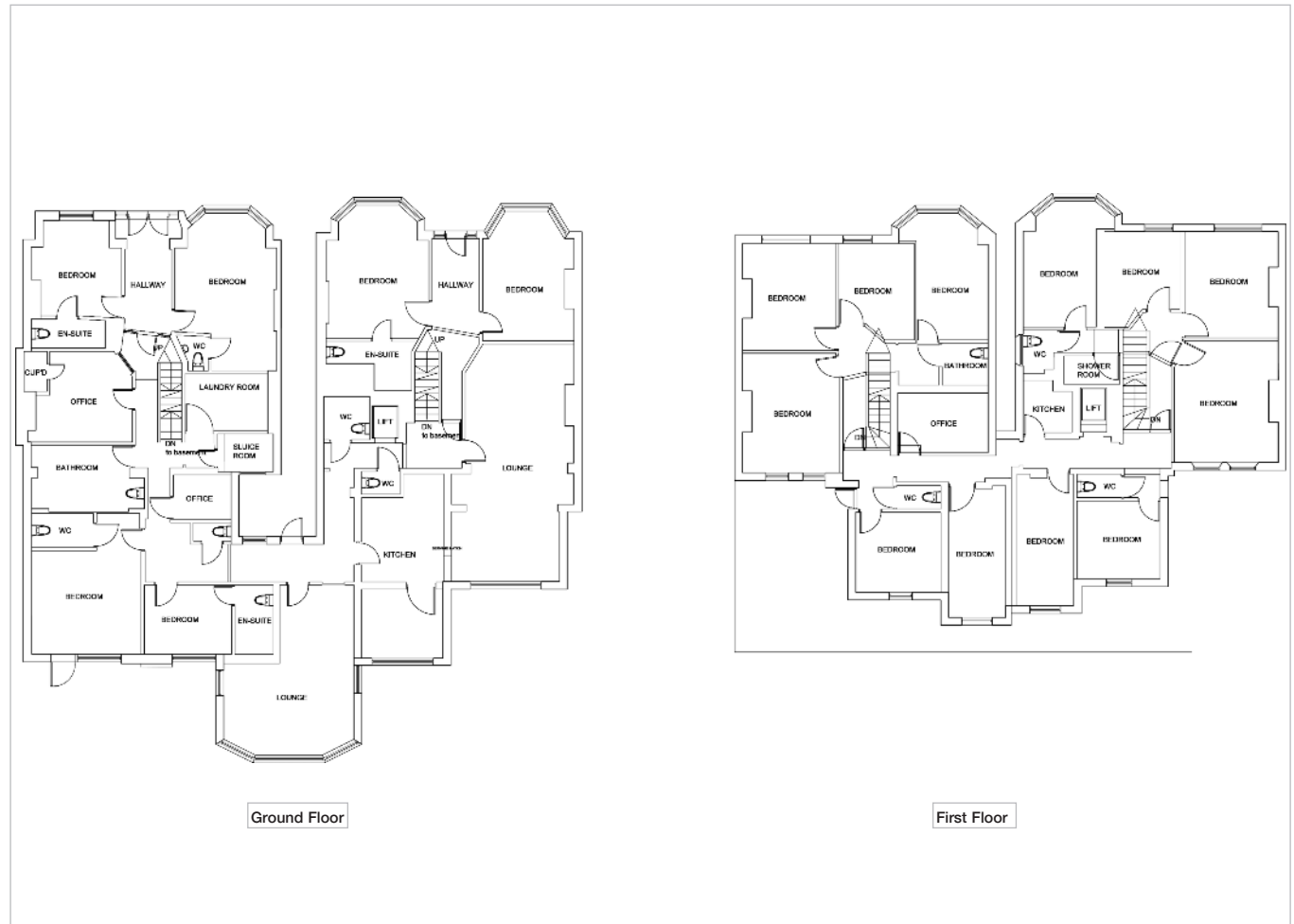
To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.15 a.m. These are open viewing times with no need to register. (Ref: JWB).

Seller's Solicitor

Messrs Colman Coyle Solicitors (Ref: DK).
 Tel: 0207 354 3000.
 Email: dilek.kamalak@colmancoyle.com

VACANT – Two Freehold Buildings



Tenure
 Freehold.

Location

The property is located on the east side of Grovelands Road, which runs between Aldermans Hill and Fox Lane in the heart of Palmers Green. A good selection of local shops and services is available along Aldermans Hill (A10004) and Green Lanes. Palmers Green Rail Station is within walking distance to the south, which provides regular services to Finsbury Park and London King's Cross. The North Circular Road (A406) is to the south. The open spaces of Broomfield Park are also close by.

Description

The property comprises two terrace buildings each arranged over ground and first floors beneath a pitched roof. The property is interconnecting and internally arranged to provide former care home accommodation. The property benefits from a rear garden and front forecourt parking.

Accommodation

Ground Floor – Two Reception Rooms, Six Bedrooms (Five with En-Suite Facilities), Kitchen, Two Offices, Laundry Room, Sluce Room, Five WCs

First Floor – Twelve Bedrooms (Two with En-Suite Facilities), Kitchen, Office, Bathroom, Shower Room, WC

The properties were not measured by Allsop. We are informed that they extend (GIA) to approximately 615 sq m (6,619 sq ft).

Planning

Local Planning Authority: Enfield Council.
 Tel: 0208 379 1000.

Email: development.control@enfield.gov.uk

The property may afford potential for change of use to provide self-contained flats, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsoop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

