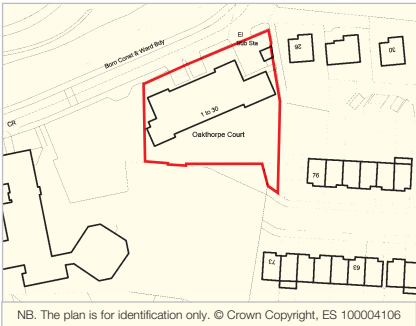


London N13
Oakthorpe Court
Tile Kiln Lane
Palmers Green
N13 6BD

- **A Freehold Detached Building**
- Internally arranged to provide a total of Thirty Self-Contained Apartments
- Entire Building subject to a Lease for a term of 5 years from 6th May 2015
- Parking to the front of the building
- Approximate Site Area
0.165 Hectares (0.407 Acres)
- Total Current Net Rent Reserved
£300,000 per annum



To View

The property will be open for viewing on Friday 11th September between 10.30 – 11.00 a.m. (Ref: WT)

Seller's Solicitor

Shepherd Harris & Co. Solicitors
(Ref: Mr D Ritchie)
Tel: 0208 363 8341.
Email: dritchie@shepherd-harris.co.uk



INVESTMENT – Freehold Building



Tenure
Freehold.

Location

The property is located on the south side of Tile Kiln Lane. Local amenities are available, with the further facilities of Palmers Green being situated to the north-west. Rail services run from Palmers Green Rail Station located approximately 1 km to the west, with London Underground services being available from Bounds Green Station (Piccadilly Line) approximately 2 miles to the south-west. The nearby Great Cambridge Road (A10) provides access to Central London and the North Circular Road (A406) is also easily accessible. The open spaces of Tile Kiln Park are to the east.

Description

The property comprises a residential development of 30 self-contained apartments within a detached block, arranged over ground and two upper floors beneath a pitched roof. There is also off-street parking and a communal rear garden.

Accommodation and Tenancy

The property was not internally inspected by Allsop. The information set out opposite was supplied by the vendor.

Stamp Duty

The property is likely to qualify for Stamp Duty Land Tax Relief for Multiple Dwellings. If applicable the Stamp Duty liability could be reduced by over £500,000. For further information please go to www.gov.uk/stamp-duty-land-tax-relief-for-land-or-property-transactions All buyers must rely on their own enquiries in this regard.

Fiat	Accommodation	NIA sq m (sq ft)	Tenancy
1	One Bedroom	37.9 sq m (409 sq ft)	The entire property is subject to a lease to Louisiana Properties Limited for a term of 5 years commencing on 6th May 2015 and expiring on the 5th April 2020 at an initial rent of £300,000 per annum
2	One Bedroom	37.9 sq m (409 sq ft)	
3	One Bedroom	37.9 sq m (409 sq ft)	
4	One Bedroom	37.9 sq m (409 sq ft)	
5	Two Bedroom	49.9 sq m (538 sq ft)	
6	Two Bedroom	49.9 sq m (538 sq ft)	
7	One Bedroom	37.9 sq m (409 sq ft)	
8	One Bedroom	37.9 sq m (409 sq ft)	
9	Two Bedroom	49.9 sq m (538 sq ft)	
10	Two Bedroom	44.9 sq m (484 sq ft)	
11	One Bedroom	38.9 sq m (419 sq ft)	
12	One Bedroom	37.9 sq m (409 sq ft)	
13	One Bedroom	37.9 sq m (409 sq ft)	
14	One Bedroom	37.9 sq m (409 sq ft)	
15	One Bedroom	37.9 sq m (409 sq ft)	
16	Two Bedroom	49.9 sq m (538 sq ft)	
17	Two Bedroom	50.9 sq m (548 sq ft)	
18	One Bedroom	37.9 sq m (409 sq ft)	
19	One Bedroom	37.9 sq m (409 sq ft)	
20	Two Bedroom	50.9 sq m (548 sq ft)	
21	One Bedroom	37.9 sq m (409 sq ft)	
22	One Bedroom	37.9 sq m (409 sq ft)	
23	One Bedroom	37.9 sq m (409 sq ft)	
24	One Bedroom	37.9 sq m (409 sq ft)	
25	Two Bedroom	49.9 sq m (538 sq ft)	
26	Two Bedroom	49.9 sq m (538 sq ft)	
27	One Bedroom	37.9 sq m (409 sq ft)	
28	One Bedroom	37.9 sq m (409 sq ft)	
29	Two Bedroom	49.9 sq m (538 sq ft)	
30	Two Bedroom	74.9 sq m (807 sq ft)	

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.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

