



Warwick Road, Bounds Green N11 2SR

welcome to

Warwick Road, Bounds Green

Offering an excellent INVESTMENT OPPORTUNITY, reflecting a Chain-Free opportunity to update and extend the existing 59-year lease, this 2 bedroom flat occupies the first floor of a period house, well located for Rail and Bus links, good local schools and excellent park and leisure facilities.

Transport links are excellent with the flat being within approx 1/2 mile from both Bounds Green Piccadilly Line Underground Station (16 minutes to Kings Cross), and Bowes Park (Great Northern) Station (16 minutes to Moorgate). The property is also close to the A406 North Circular Road providing excellent road access to the M1 or around London and multiple local bus routes. The area is also extremely well served by Primary and Secondary Schools including St Martin of Porres Primary, Bowes Primary School, Laurel Park School.

With potential to update and extend (subject to relevant consents) the property presents a rare opportunity to add value in a sought-after residential location, whilst the asking price reflects the lease term of 59 years remaining, making it an attractive proposition for investors and cash buyers seeking a project with future potential

For leisure, the area abounds with parks and green spaces including Alexandra Palace & Park, Arnos Park & Bluebell Wood, whilst for shopping, the area is surrounded by multiple retail parks, and is within easy striking distance of Muswell Hill, Crouch End, Brent Cross, Wood Green, Bounds Green and Southgate.

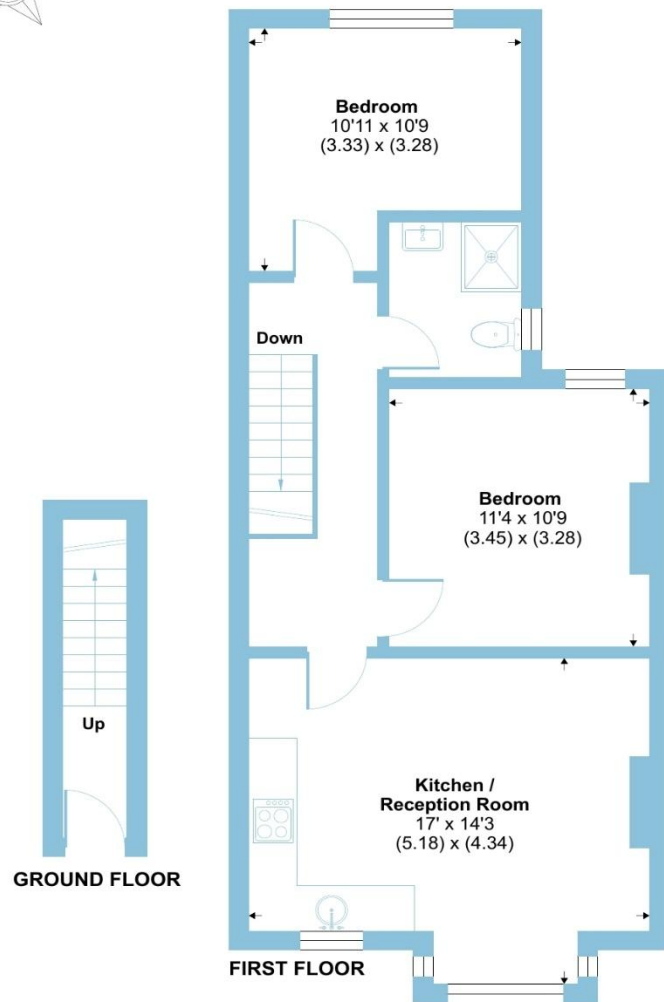
Agent's Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the purchase does not go ahead.



Warwick Road, London, N11

Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Barnard Marcus. REF: 1107504



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Warwick Road, Bounds Green

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- INVESTMENT OPPORTUNITY
- EXTENDABLE LEASE

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: £336.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1986.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105385



Property Ref:
MUH105385 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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