



**51 Turnpike Lane, London, N8 0EP**  
**Offers In The Region Of £1,000,000**

Preliminary Sales Particulars.

Freehold Residential & Commercial Investment Opportunity.

Situated in Turnpike Lane N8 0EP the property comprises of a Freehold Building with a ground floor Lock up Shop Unit and Residential accommodation comprising 2 x 1 Bedroom Flats on First & Second Floors & 2 x Studio flats also on First & Second Floors. Income - The entire property is let and producing revenue in the sum of

Shop £21,000

Flats £55,000

Yearly income for all flats including the shop is £76,000

Entrance ground floor

First floor studio 17'1" x 12'2" (5.2 x 3.7)

First floor one bed 9'10" x 8'2" (3 x 2.5)

(FF) One bed WC & shower

FF One bed kitchen/lounge 12'2" x 10'10" (3.7 x 3.3)

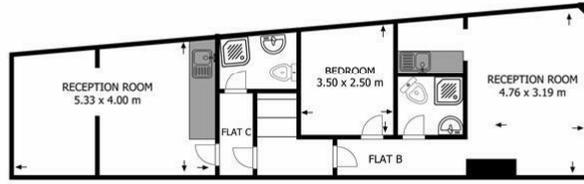
Second floor studio 13'1" x 12'2" (4 x 3.7)

Second floor one bed 9'10" x 8'2" (3 x 2.5)

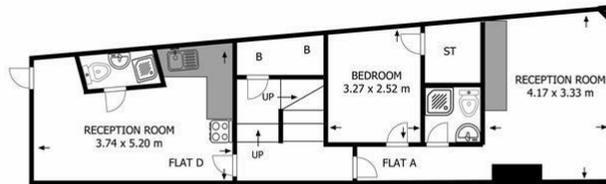
(SF) WC & shower

(SF) One bed kitchen/lounge 12'2" x 10'10" (3.7 x 3.3)

## Floor Plan



Second Floor



First Floor



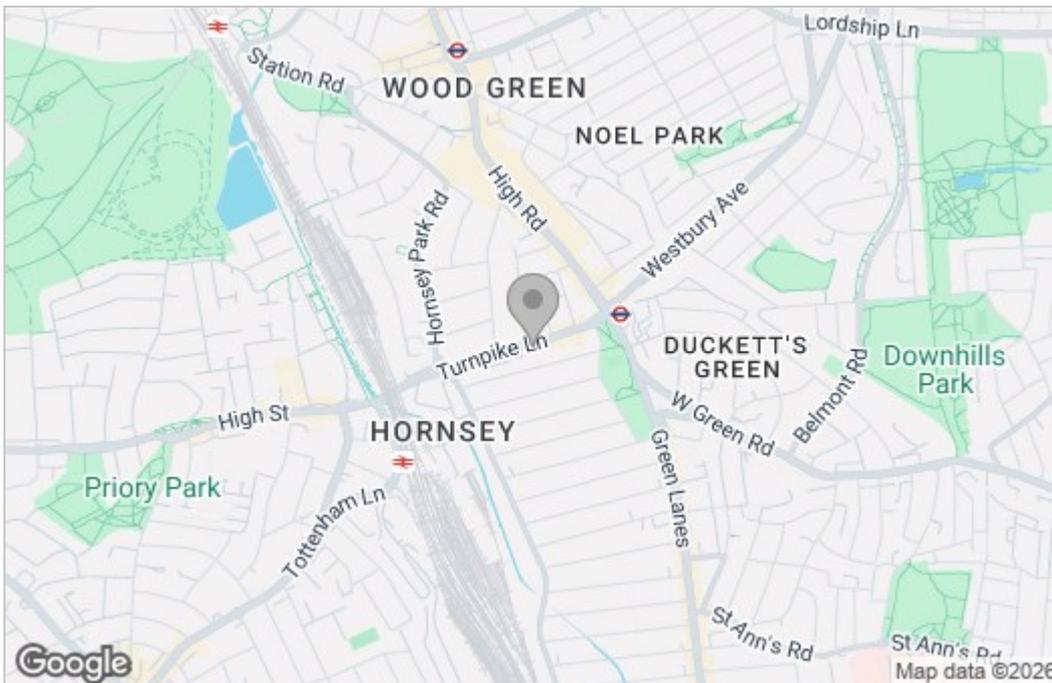
Ground Floor



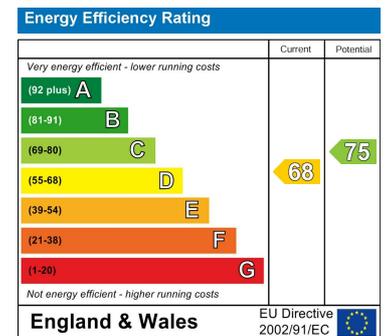
Turnpike Ln Harringay Ladder, London N8 0EP logo

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurement please consult a certified architect or surveyor prior to making any decisions based on this plan. The first measurement provided refers to the vertical wall.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.