

## FOR SALE - Freehold Mixed-Use Opportunity with Development/Investment potential

20/22 Stirling Road & 5 Siddons Road, Tottenham,  
London N17 9UN

### Key information

- Prominent position on Stirling Road, overlooking the green open space of Hartington Park.
- The property comprises a mixed-use building, providing approximately 85 sqm (915 sq ft) of community space (F1) at ground floor and two residential flats (1 x 1 bed & 1 x 3 bed) at ground and first floors.
- Site area: Approximately 0.025 ha (0.063 acres).
- Opportunity to redevelop and or extend existing building, subject to planning.
- Freehold with vacant possession.



### Contact

James Strang 07876 637252  
James.Strang@rapleys.com



## Location

The property is located in Tottenham in north London, approximately 6 miles north-east of Central London. Famous for its local football club, Tottenham Hotspur FC, the area benefits from an eclectic array of eateries and coffee shops, as well as ample green space provided by Tottenham Cemetery and Bruce Castle Park. In 2018, Haringey Council granted permission for a £500m regeneration of Tottenham Hale, the Council's ambition for Tottenham Hale is to be London's next great neighbourhood – a bustling new centre with an international transport hub, residential quarter and thousands of new job opportunities. The plan is underway and when complete the project will deliver in excess of 1,000 new homes, new office accommodation, shops, restaurants, a cinema and health centre.

Tottenham benefits from excellent road communications, courtesy of its proximity to the A10 which provides direct access into Central London, via Spitalfields, to the south and the M25, to the north. Northumberland Park National Railway Station provides frequent direct services to London St Pancras and London Liverpool Street Stations, with a fastest journey time to London Liverpool Street Station of 19 minutes during peak times. London City Airport and Stansted Airport are located approximately 10 miles to the south and 30 miles to the north, respectively, both providing flights to a wide range of national and international destinations.

## Description

The property comprises a mixed-use two-storey brick-built building, consisting of approximately 85 sqm (915 sq ft) of F1 community space at ground floor and two residential apartments, arranged over ground and first floors.

5 Siddons Road is a first floor, 1-bedroom apartment providing circa 42 sqm (452 sq ft) of accommodation. 22 Stirling Road is a 3-bedroom maisonette providing circa 70 sqm (750 sq ft) of accommodation.

## Planning & Development Potential

The local planning authority is the London Borough of Haringey. The property is not listed, nor is it situated within a Conservation Area.

A scheme has been developed by architects comprising Class E / F1 (former D1) accommodation on the ground floor, with six residential apartments arranged over three upper floors.

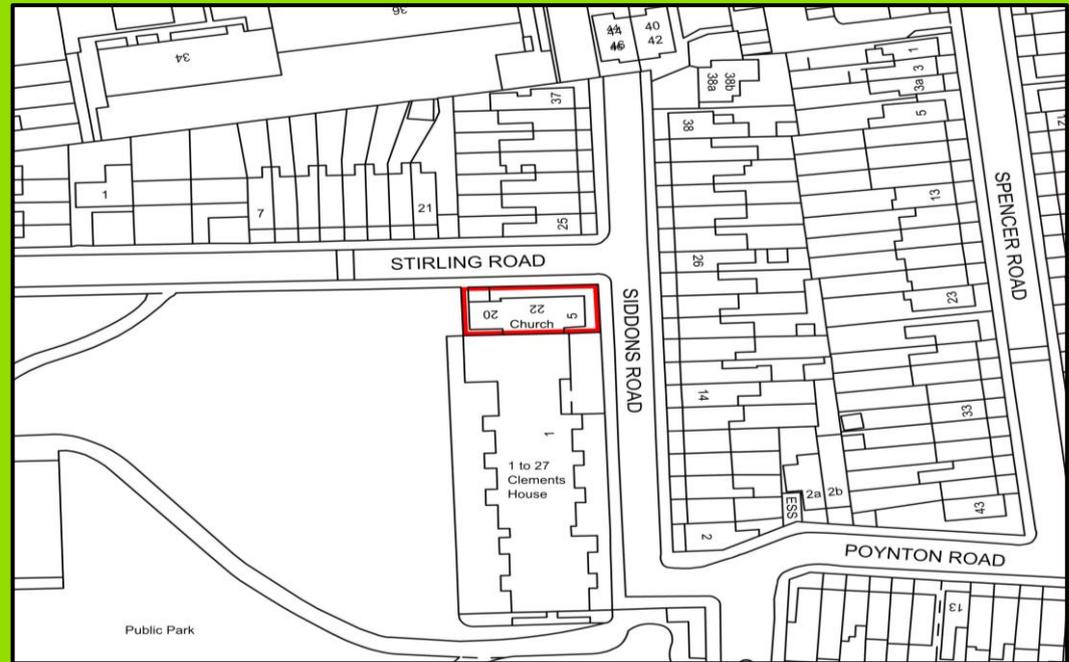


## Accommodation

The property provides accommodation in accordance with the schedule, below:

	Sqm	Sq ft
<b>5 Siddons Road</b>		
First Floor (1-bed apt)	42	452
<b>Total</b>	<b>42</b>	<b>452</b>
<b>22 Stirling Road (3-bed Apt)</b>		
First Floor (Main apartment)	57	614
Ground Floor (Ensuite additional room)	13	140
<b>Total</b>	<b>70</b>	<b>750</b>
<b>20 Stirling Road</b>		
Ground Floor (Community Space)	85	915
<b>Total</b>	<b>85</b>	<b>915</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.025</b>	<b>0.063</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



## Energy Performance

Both residential apartments and the community space have Energy Performance Asset Ratings of C.

## Tenure

Freehold with vacant possession.

## VAT

The property is not elected for VAT.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Vendor

The vendor is London City Mission Property Holdings Ltd, who work alongside churches and organisations across London to share the love of God and the good news of Jesus Christ with the least reached people in the city; including those living or working on the streets, families struggling to make ends meet, older people who are lonely and isolated in their homes and young people who lack self-esteem, live in fear of knife and gun crime, or suffer from mental ill-health.

## Offers / Proposal

Offers are invited on an unconditional and/or a subject to planning basis. All submissions should include the following information:

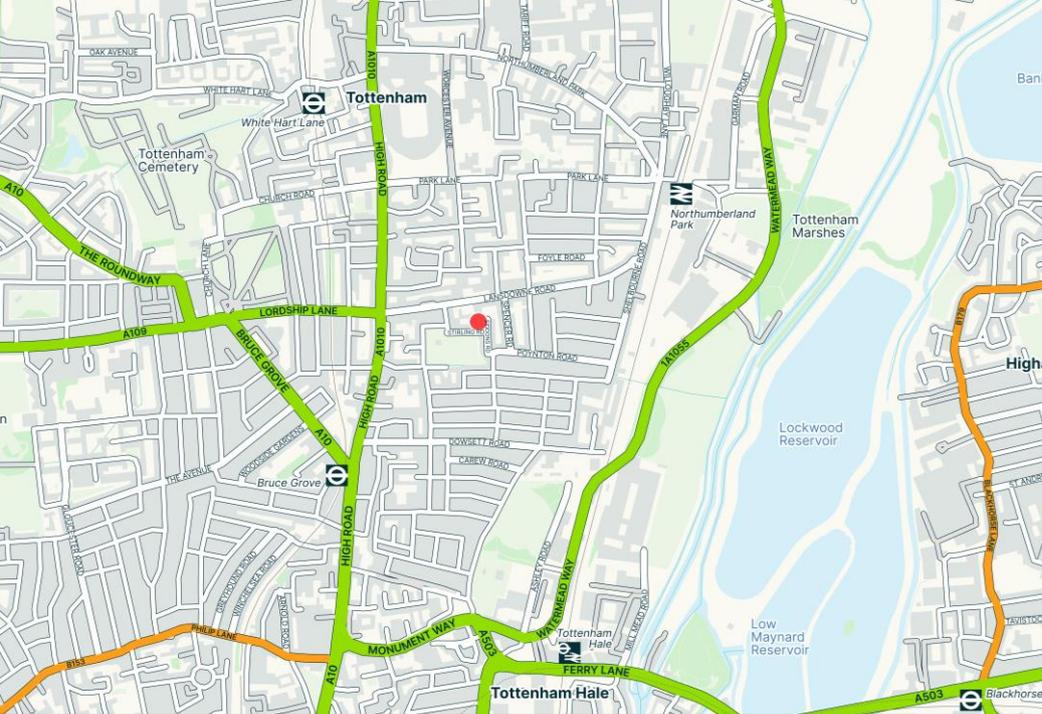
- Anticipated time-frame of Exchange and Completion.
- Confirmation of deposit amount/percentage.
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding proposals and any third party approvals required, please provide proof of funds.
- Details of any elements of conditionality within the proposal or any assumptions made.
- Details of internal approval process required to sanction the purchase.
- Confirmation that your solicitors have reviewed the documentation within the ShareFile.
- Details of the solicitors who will be acting on your behalf in this transaction.

Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is Thursday 19 September 2024 at midday and should be submitted by email to James Strang.

## Viewing

Should you require any further information on the property or wish to arrange an inspection, please contact James Strang.





For further details contact:  
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