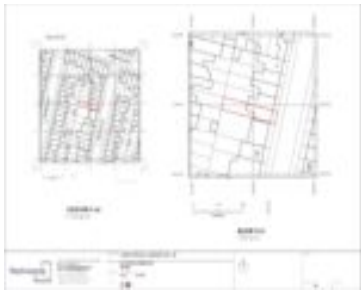


# 6-UNIT MIXED-USE DEVELOPMENT OPPORTUNITY, EDMONTON N9

<https://palaceauctions.com>

Westoe Road,  
London N9 0SH, UK

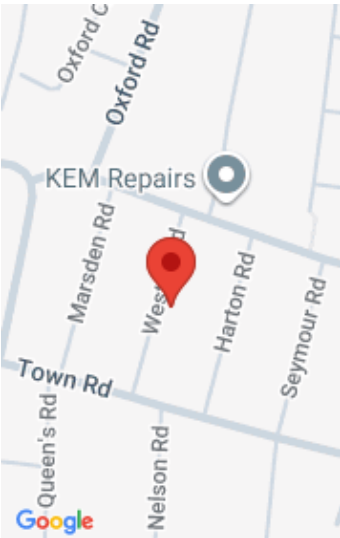


**Key Takeaways:**

- 6 units (4 residential + 2 commercial) with part current planning consent
- Guide Price: £445,000; benefit from commercial SDLT rate (5%)
- 69.2% ROI potential on sale; 8.1% rental yield if held
- Requires loft conversion ( $\leq 40\text{ m}^3$ ) and a 3 m rear extension in order to maximise
- Prime North London location near Edmonton Green

This site presents a rare Edmonton [...]

- Development Opportunity
- Available for Development – Planning Permission Granted



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## Description

**Refer to Terms & Conditions:** Array

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## Amenities & Features

**Features:** Commercial SDLT rate: 5% (saves ~£13350 vs residential SDLT), Construction scope: Loft conversion + 3 m rear extension, Finance & Fees: Stamp duty build costs professional fees & contingency included, Freehold site with current planning consent, Guide Price: £445000, Projected ROI: 69.2% on sale or 8.1% pa rental yield, Unit mix: 4 × residential apartments (60 m<sup>2</sup> each); 2 × commercial units (75 m<sup>2</sup> each)

