6-UNIT MIXED-USE DEVELOPMENT OPPORTUNITY, EDMONTON N9

https://palaceauctions.com

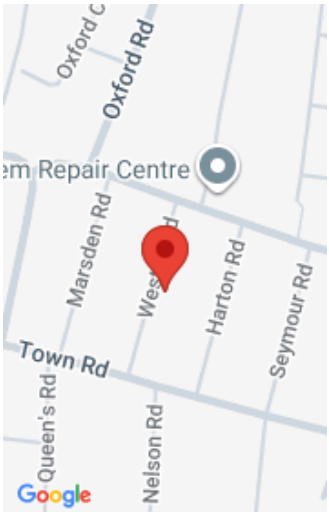
Westoe Road,
London N9 0SH, UK





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 (≤40 m³) and a 3 m rear extension in order to maximise • Prime North London location near Edmonton Green This site presents a rare Edmonton […]

- development and investment, mixed commercial and resi
- development opportunity, mixed commercial and resi
- for sale off market



Category

Apartments: yes
Off market property: yes
House: no
Investment property: yes
Commercial property: yes
Other Real estate: yes
Value add opportunity: yes
Land: yes
Land with Development: yes
HMO investment: yes
Hotels and apartment hotels: yes
Mixed commercial and Resi: yes
Below Market value: yes

Description

Refer to Terms & Conditions: Array

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 m² each); 2 × commercial units (75 m² each)