# Myddleton Road, Bowes Park, London, N22 8NQ

## OIRO £250,000




### Full Description

Myddleton Road is located in the heart of Bowes Park, a sought-after neighbourhood within the London Borough of Haringey. Stretching between Bowes Park and Bounds Green, the road has earned a strong reputation for its vibrant community spirit and successful regeneration, with independent businesses contributing to its welcoming village atmosphere. The surrounding area offers an attractive mix of residential and commercial properties, supported by a wide range of local amenities including independent shops, cafés, restaurants, and essential services, making it a popular destination for both residents and visitors. The property benefits from excellent transport links, with Bowes Park National Rail Station and Bounds Green Underground Station (Piccadilly Line) both within easy walking distance, providing convenient access to Finsbury Park, King's Cross, and Central London. Numerous bus routes also serve the nearby High Road. Occupying a prominent position directly opposite Bowes Park Station, the property comprises two ground-floor lock-up retail units, currently occupied by an Indian takeaway and a pizza takeaway, together with a self-contained flat above, which has been sold on a long lease. Please refer to the tenancy schedule for further details.  Tenure:

Freehold, subject to two commercial leases for the ground floor and a long lease for the first and second floors. Energy Performance Rating: 136. – B 50 136c – B 46 Rateable Value 136 - £12,250 from April 2026. 136c - £9,700 from April 2026.  Tenancy Details 136. Shop: see tenancy schedule. Security: 6 months' rent deposit. No rent arrears. 136c Shop: see tenancy schedule. No rent arrears.  136a (maisonette sold on long lease): Sold on a long lease: 163 years from 29th September 1975. Ground rent:  £100 pa. Further Information Flooded in the last 5 years? No. Property listed? No. Within a conservation area? No. Any public rights of way across the property? No. VAT is not applicable to this sale.

## Contact Us

**Williamson Dace Brown**
22 Cannon Hill, London
N14 6BY









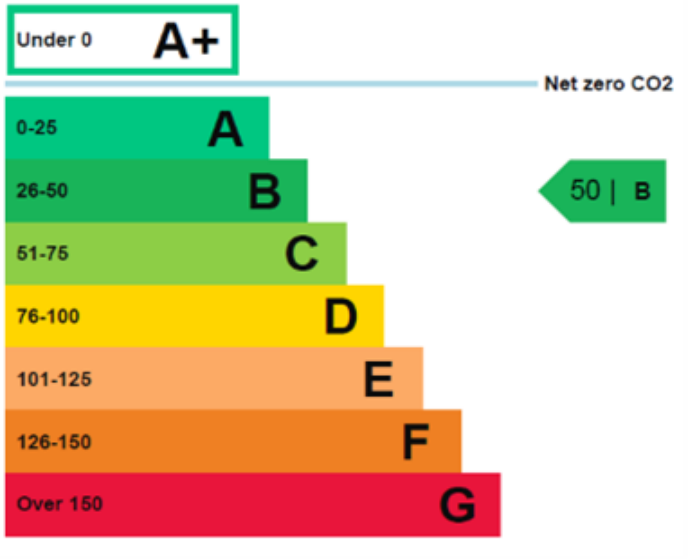



Image not found or type unknown