

FOR SALE / TO LET

FOUR LIVE / WORK UNITS AVAILABLE WITHIN A NEW DEVELOPMENT CLOSE TO SEVEN SISTERS STATION

BUTTERFLY COURT, LAWRENCE SQUARE, LONDON, N15 4EB
989 – 1,610 SQ. FT (91.88 – 149.57 SQ. M)



Currell

020 7354 5050

LOCATION

The properties are situated on the east side of Lawrence Road which connects Phillip Lane in the north to West Green Road in the south.

Lawrence Square is perfectly positioned for those who want to make the most of city living, with surrounding boroughs and Central London close at hand. Tottenham is an up-and-coming, lively area currently offering an array of independent retailers, supermarkets and local eateries along its bustling High Road. From the High Road, residents can find the historic Tottenham ward of Bruce Grove, which offers a relaxed setting, with a selection of cafes, independent stores and delicatessens.

Tottenham is within easy reach of some of London's most fashionable boroughs, with Seven Sisters Station just a short walk away. From here, residents will find direct tube services into Islington, renowned for Upper Street, an eclectic mix of boutiques, gastropubs and bustling markets. The station also offers access to the cosmopolitan areas of Covent Garden and Camden a long with connections to Kings Cross St Pancras and London Victoria. Tottenham Hale Station offers direct services into Stratford and Westfield City Shopping Centre.

DESCRIPTION

The subject properties are located within Butterfly Court which provides a mixture of live/work units and apartments. In addition to this, residents can also take advantage of some on-site parking and a private gymnasium.

Designed to embrace a growing trend, the live/work apartments provide the flexibility to conveniently combine both residential and employment space within the same unit. Ideal for people who are self-employed or who work within the creative industries, the live/work concept helps to reduce expenditure on both work premises and houses, while eradicating the time-consuming and expensive daily commute.

ACCOMMODATION

Measurements are approximate areas.

FLOOR	SQ. FT	SQ. M
Unit 4	989	91.88
Unit 5	1,610	149.57
Unit 43	1,610	149.57
Unit 47	1,610	149.57

SALE / RENTAL PRICE

FLOOR	SALE	RENTAL (PW)
Unit 4	£399,995	£385.00
Unit 5	£629,995	£525.00
Unit 43	£629,995	£525.00
Unit 47	£629,995	£525.00

The rental prices are exclusive of business rates, service charge and VAT.

The sale prices are subject to contract and exclusive of VAT.

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TENURE

Rental

New full repairing and insuring leases for a term to be agreed.

Sale

Sale of the long leasehold interests with approximately 124 years remaining.

BUSINESS RATES & SERVICE CHARGES

UNIT	SERVICE CHARGE	BUSINESS RATES	COUNCIL TAX	TOTAL
Unit 4	£1,500	£2,500	£1,154	£5,154 pa
Units 5, 43 & 47	£2,500	£2,500	£1,319	£6,319 pa

NB: On a sale property, there will be ground rent charges at approximately £250.00 per annum.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

All enquiries to be made via **Currell Commercial Ltd.**

Beverley Hedge

DDI – 020 7704 7514

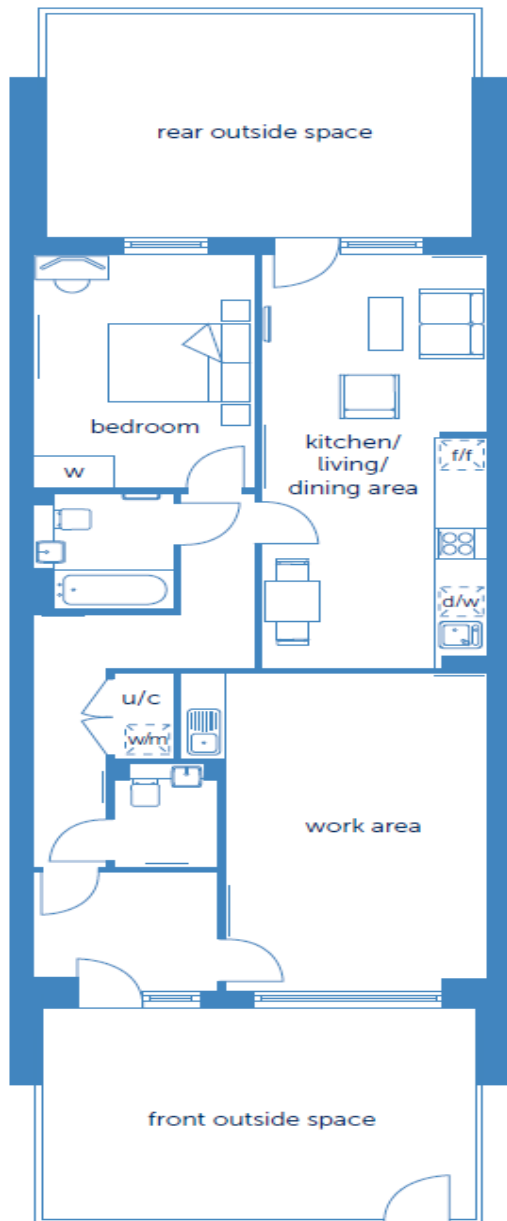
b.hedge@currell.com

Our refs: COM170050 _Sale
COM170051_Letting

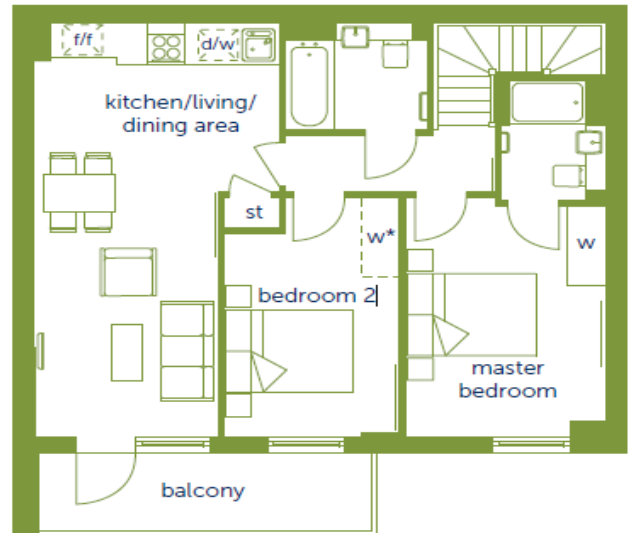
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FLOOR PLANS

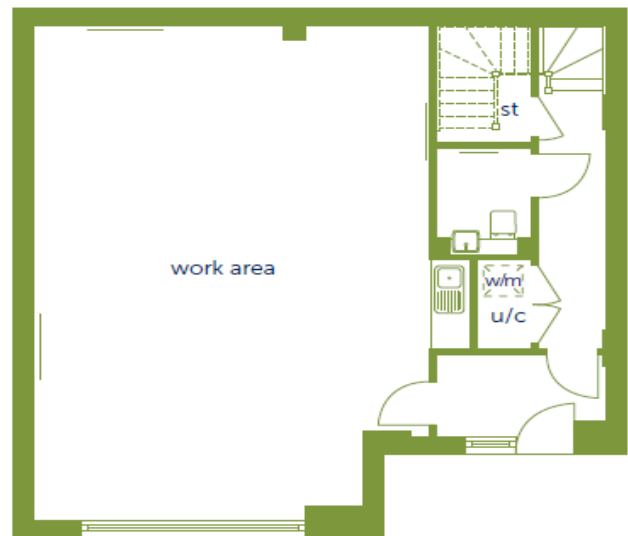
Unit 4



Units 5, 43 & 47

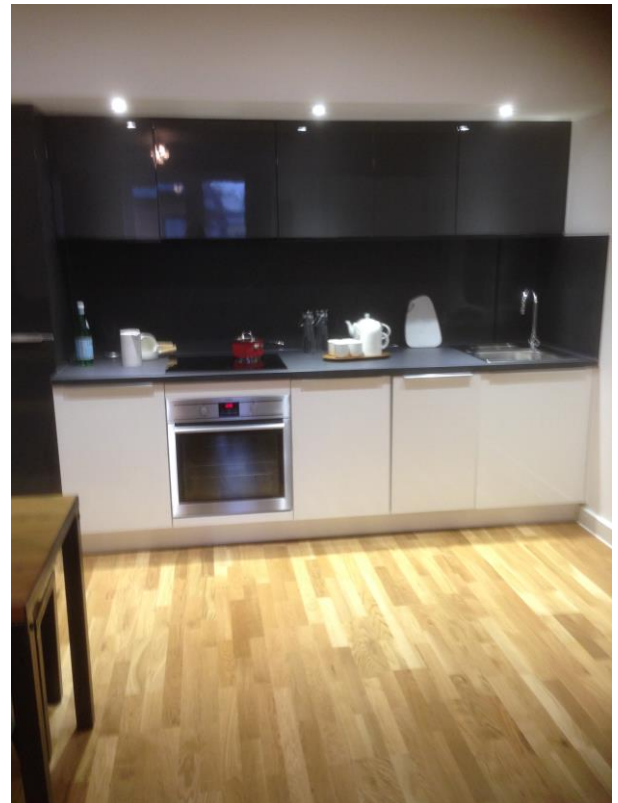
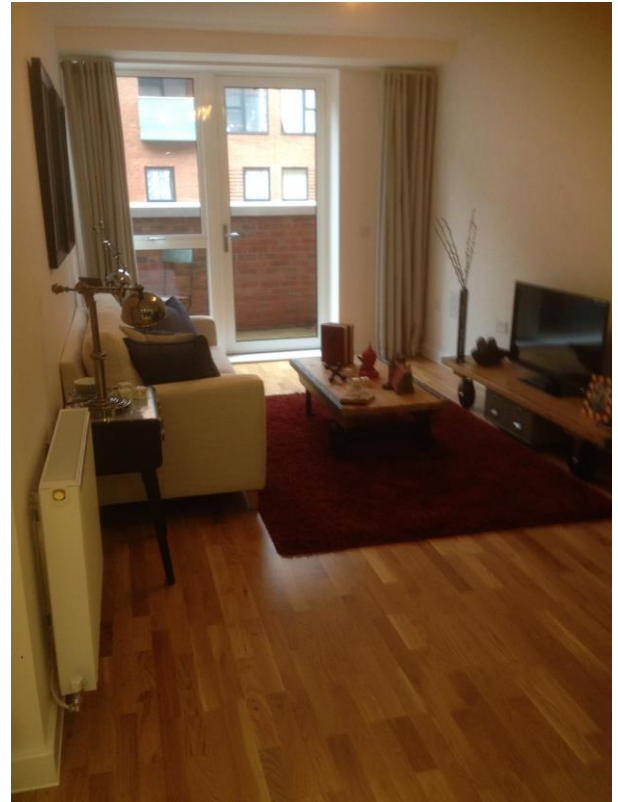


First Floor



Ground Floor

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