

31-33 DAGMAR ROAD

STROUD GREEN, LONDON, N4 4NY

VRE
VANDERMOLLEN
REAL ESTATE

FOR SALE ON BEHALF
OF ADMINISTRATORS

FREEHOLD INVESTMENT
OPPORTUNITY

A photograph of a modern, multi-story brick building with balconies and a courtyard. The building features a mix of brick and wood paneling. A wooden fence runs along the left side of the courtyard, and a glass door leads into the building's interior. The foreground is filled with tall grass.

A new build freehold investment opportunity comprising 6 x 2 bedroom apartments.



Executive Summary

- Planning permission was granted at appeal in **January 2020** (Ref: HGY/2019/0989) for the “demolition of existing buildings and erection of a 3-storey building (with basement level) containing 6 self-contained residential units”.
- A further planning permission (Ref: HGY/2021/2968) was granted in 2021 for internal alterations and the removal of the basement.
- The scheme comprises **6 x 2 bedroom private apartments** arranged over ground to second floor and offers a total net saleable area of **412 sq. m.** (4,435 sq. ft.). All apartments benefit from private outdoor space.
- Situated **650 metres** (0.4 miles) from Harringay Station (National Rail).
- Understand the estimated rental value (ERV) for the 6 units to be in the region of **£154,000** per annum.
- We are guiding offers in excess of **£2,000,000** which reflects a **7.7%** gross yield based off the ERV and **£451** per square foot on the capital value.

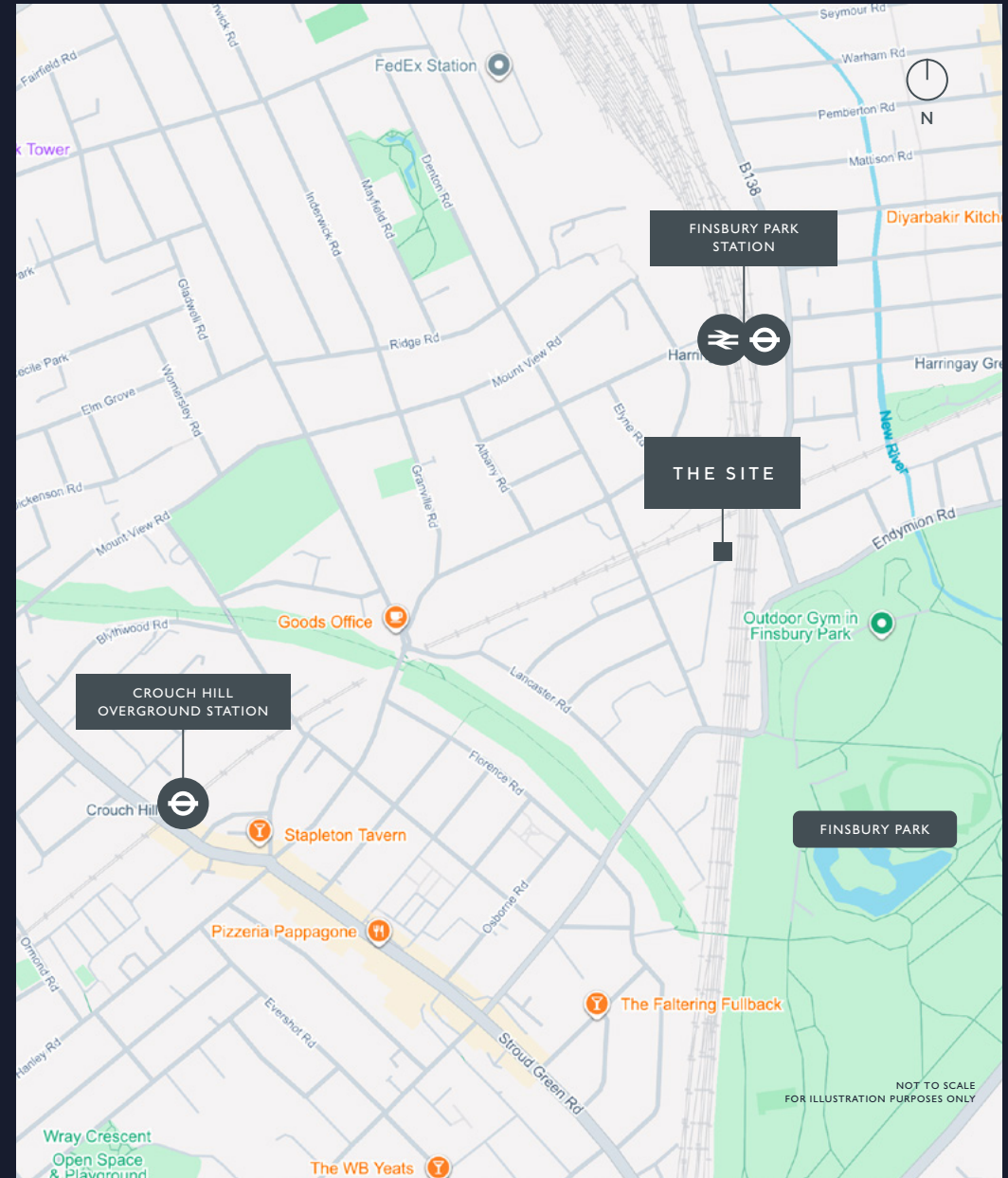
Location

The building is located on Dagmar Road, Stroud Green which falls within the jurisdiction of the London Borough of **Haringey**.

Dagmar Road is well located in terms of public transport with Haringay Station situated 650 metres (0.4 miles) to the North. **Haringay Station** offers direct access into various Central London locations including; Finsbury Park (3 minutes), Highbury & Islington (9 minutes), and Moorgate (18 minutes) via the Great Northern line (Source: CityMapper). **Crouch Hill Overground Station** is also situated 1.1km (0.7 miles) away and provides services to several other London locations such as Blackhorse Road, Leytonstone, and Barking. There are also operational bus routes situated along the adjacent Oakfield Road offering services to other North London suburbs including Finsbury Park, Archway, and Hornsey.

The property benefits from easy access to a wide range of local amenities and everyday conveniences. Stroud Green Road and Green Lanes provide an excellent mix of independent shops, cafes, and well-known retailers, alongside larger supermarkets such as Sainsbury's, and Marks & Spencers Foodhall. Residents are also well placed to enjoy nearby green spaces with Finsbury Park just moments away, providing extensive facilities for outdoor recreation, leisure, and relaxation.

Dagmar Road is also well positioned for access to a range of respected schools and educational institutions. The area offers a strong selection of highly regarded state and independent schools such as Stroud Green Primary School, South Haringay Junior School, and Skinners Academy.



The Property

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The scheme comprises **6 x 2 bedroom private apartments** arranged over ground to second floor and offers a total net saleable area of **412 sq. m.** (4,435 sq. ft.). All apartments benefit from private outdoor space.

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Schedule of Accomodation

Unit	Floor	Beds	SQM	SQFT	Outside Space
1	Ground	2B 4P	79	850	Private Garden
2	Ground	2B 3P	72	775	Private Garden
3	First	2B 3P	63	678	Private Balcony
4	First	2B 3P	72	775	Private Balcony
5	Second	2B 3P	62	667	Private Balcony
6	Second	2B 3P	64	689	Private Balcony
Total:			412	4,435	



EXAMPLE KITCHEN



EXAMPLE OUTSIDE SPACE



EXAMPLE BATHROOM



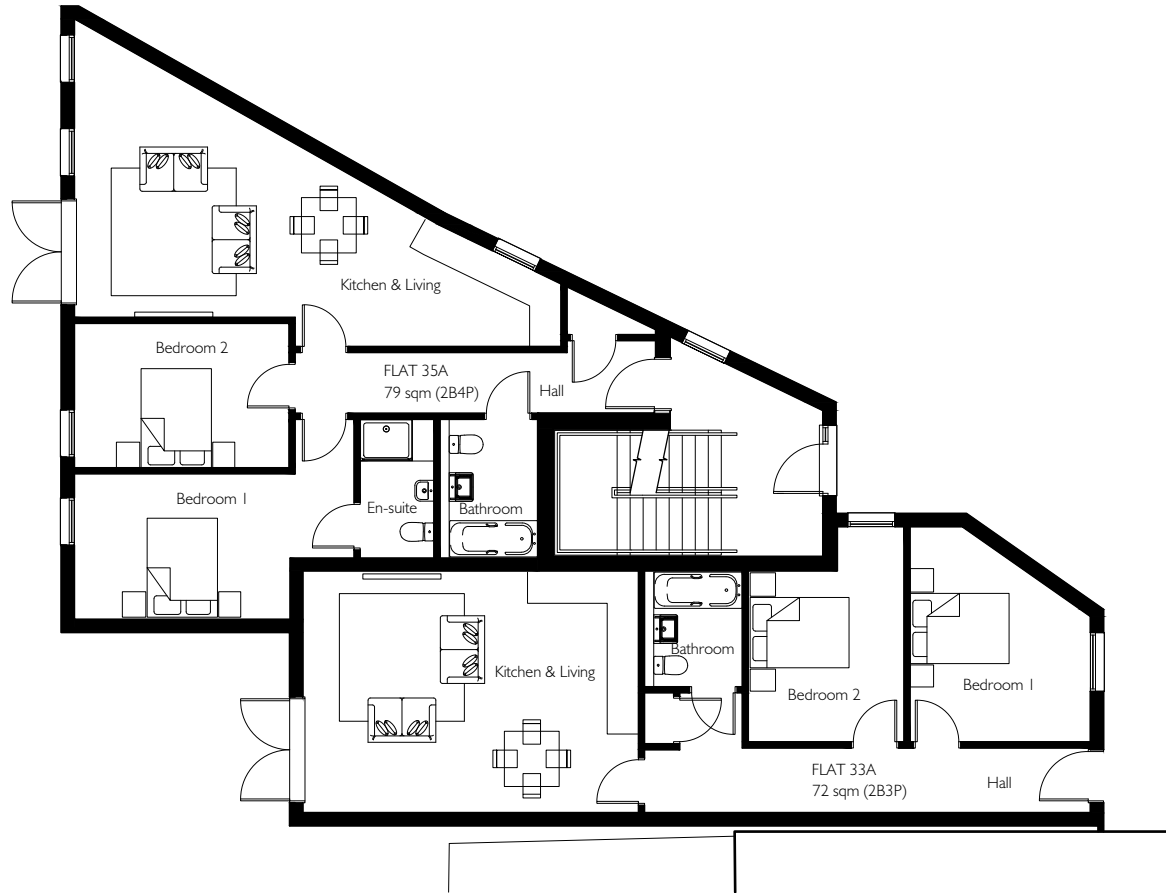
EXAMPLE LIVING ROOM



EXAMPLE BEDROOM

Floorplan

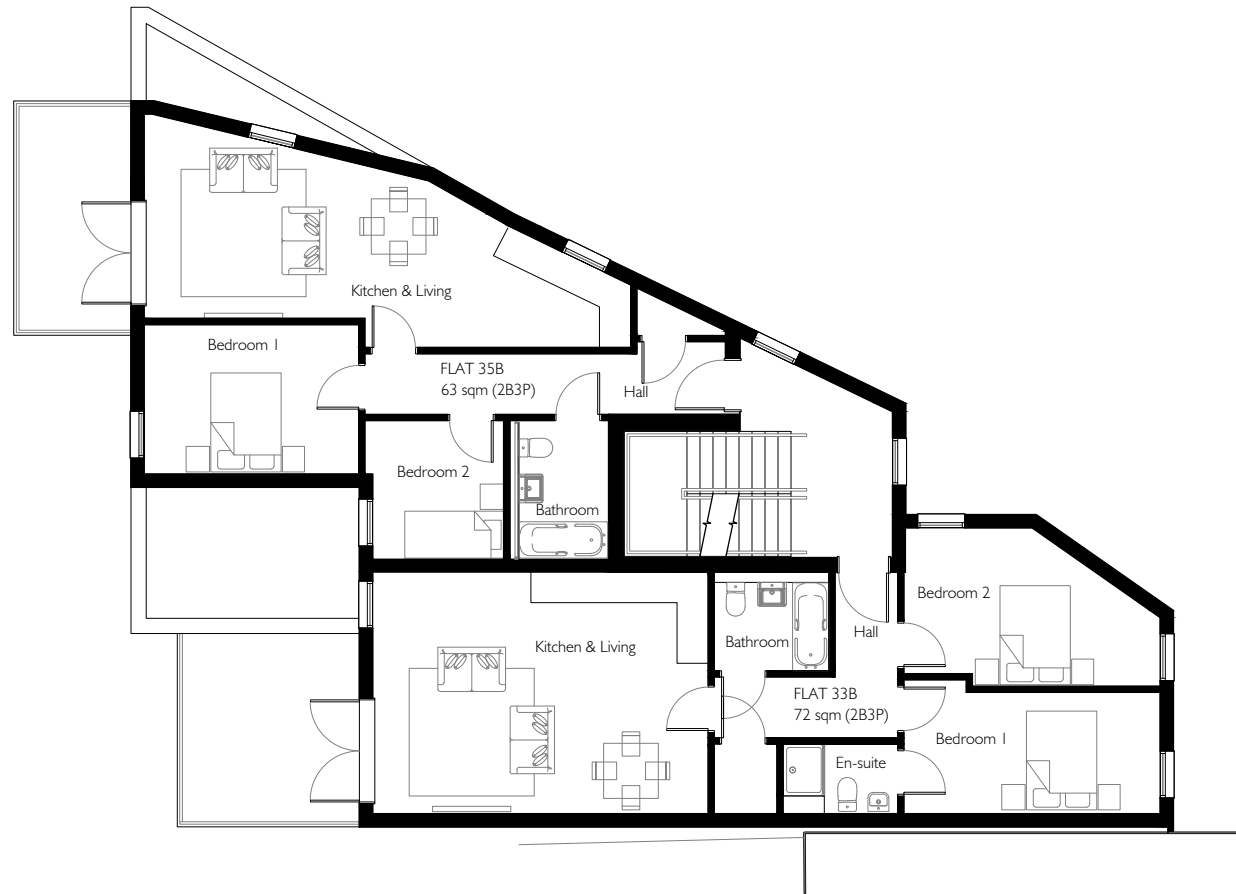
Ground Floor



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplan

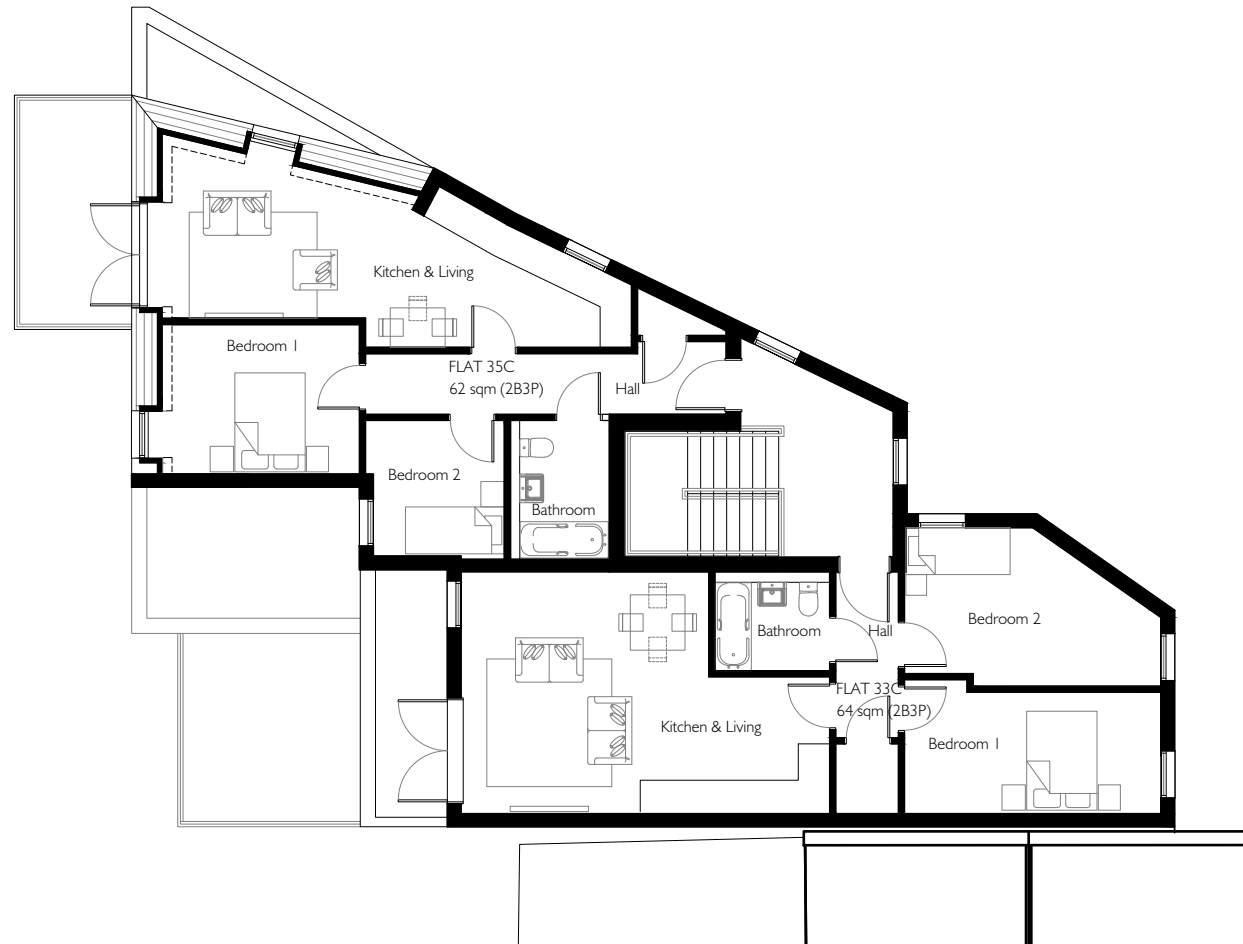
First Floor



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplan

Second Floor



NOT TO SCALE
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Capital Advisory:

Indicative Funding Terms available – please contact Adam Brews,

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Method of Sale

The property is offered for sale by way of informal tender on behalf of administrators with a bids date to be confirmed in due course.

Tenure

The property is being sold freehold, with vacant possession.

Guide Price

Offers in excess of £2,000,000 subject to contract only.

Viewings

Strictly by appointment only. Please contact Vandermolen Real Estate to arrange an inspection.

Further Information

For further plans and information, please click the button below.