



**Paul Simon Seaton**  
Commercial & Investment

# FREEHOLD FOR SALE

**CARE HOME, MAY SUIT OTHER USES STP**

**Stirling Park Residential Care Home, Stirling Road, London, N22 5BN**



## LOCATION

Located on Stirling Road, a quiet residential road just off Perth Road within 0.7 miles to Wood Green Underground Station (Piccadilly line)

**020 8800 4321**  
[www.psscommercial.com](http://www.psscommercial.com)

[info@psscommercial.com](mailto:info@psscommercial.com)

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN



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## DESCRIPTION

Freehold care home sold with vacant possession.

Comprising:

Ground floor: approx 1,116 sq ft – reception room, bedroom, kitchen, reception, bathroom and 60 ft rear garden

First floor: approx 808 sq ft – 4 bedrooms, kitchen and bathroom

**Total area: 1,924 sq ft**

May suit other uses and potential to extend subject to necessary consents.

## PRICE

£795,000 - Subject to Contract

## EPC

Available upon Request

## VAT

We await the VAT status of the building

## TENURE

Freehold

## VIEWING

Via owners sole agents Paul Simon Seaton Commercial 020 8800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the Client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings, included in the contract are both working and fit for purpose.

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## FLOOR PLAN



TOTAL APPROX. FLOOR AREA 1924 SQ.FT. (178.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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