



6 WEEK COMPLETION

**SITUATION**

Located close to the junction with Beresford Terrace within this popular and much sought after residential area and within close proximity to Canonbury Main Line Station. The area is also ideally located for the City and West End.

**PROPERTY**

A substantial end of terrace **Period Building** within the Highbury New Park Conservation Area planned on Lower Ground, Raised Ground, First and Second Floors. In addition, the property includes gas central heating (not tested), on-site parking for 2 cars, a Front Garden and a 120 ft Rear Garden as well as some period features including high ceilings and ornate corning.

VAT is NOT payable in respect of this Lot

**ACCOMMODATION**

**Lower Ground Floor**

4 Rooms, 3 Stores, Shower & WC GIA Approx 1,725 sq ft\*

**Raised Ground Floor**

4 Rooms (1 with kitchenette & WC), 2 Stores, & sep. WC GIA Approx 1,690 sq ft\*

**First Floor**

4 Rooms (1 with kitchenette), Dining Room/Kitchenette/WC, 1 Store & sep. WC GIA Approx 1,590 sq ft\*

**Second Floor**

2 Rooms & Dining/Kitchenette/WC GIA Approx 985 sq ft\*

**Total GIA**

**Approx 5,990 sq ft\***

\*Areas include common parts

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant 5,990 sq ft Building with Potential Residential Use**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

**VENDOR'S SOLICITORS**

Islington Council Legal Department – Tel: 020 7527 3410  
Ref: E. Soetan Esq – Email: edward.soetan@islington.gov.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts



6 WEEK COMPLETION

View along Highbury New Park

**PLANNING**

In 1995 planning permission was granted for use of the premises as offices, with an ancillary crèche, personal to the London Borough of Islington only for the purposes of its child adoption and welfare service, and restricted to a limited period until July 2000 by condition.

In 2002 planning permission was granted for alterations to glazed window/wall at basement level to form entrance door, for continued use of Social Services office and Advice Service. It is unclear from planning records when the advice centre (Class D1) element started on the premises.

Please refer to Auctioneers for the Planning Advice Note supplied by the London Borough of Islington.

- Note 1: Subject to obtaining the necessary consents, the property may suit the following alternative uses:
- i) Residential conversion to a single family dwelling or a number of self-contained flats.
  - ii) C1 Use Class, e.g. Hotels, Boarding Houses & Guest Houses.
  - iii) C2 Use Class, e.g. Nursing Homes, Hospitals, Residential Schools and Training Centres.
  - iv) D1 Use Class, e.g. Medical & Health Services, Creche, Day Nursery, Day Centres, Non-residential Education and Training Centres and Places of Worship.

Note 2: The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of 3.75% of the purchase price in respect of the Vendor's costs.



© CROWN COPYRIGHT. All rights reserved. Licence number 100040809 – Plan not to scale



View towards rear of Property