



6 WEEK COMPLETION



SITUATION

Located close to the junction with Penton Street within this popular and sought after residential/commercial area. White Lion Street links directly to Islington High Street which includes a variety of multiple retailers and Angel Underground Station (Northern Line). In addition, the property lies approximately 1/2 mile from King's Cross and is well placed for both the City and West End.

PROPERTY

A detached property comprising a **2 Bedroom Former School Caretaker's House (See Note 1)** planned on ground and first floor. The property includes its own private access directly from White Lion Street and a rear yard.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor

2 Rooms, Kitchen, Bathroom/WC, Store Cupboard GIA Approx 475 sq ft

First Floor

2 Rooms GIA Approx 305 sq ft

Total

GIA Approx 780 sq ft

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There may be potential to convert the property into Residential Use, subject to obtaining the necessary consents – Refer to the Auctioneers for the Planning Advice Note supplied by the London Borough of Islington.

Note 2: The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of 2.75% of the purchase price in respect of the Vendor's costs.

Vacant Caretaker's House (See Note 1)

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

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