



SITUATION

Located in this popular and sought after residential area, opposite Woodfall Park and within close proximity to the various shopping facilities of Stroud Green Road and the excellent transport facilities of Finsbury Park Underground, Mainline and Bus Stations.

PROPERTY

Comprising a **Former School (D1 Use)** planned on the ground and three upper floors. The property benefits from gas central heating and the **third floor includes front and rear terraces**. In addition, there is separate access to the property via a side passage also accessed from Woodfall Road.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There may be potential to convert the property to residential use for either a single family dwelling or a number of self-contained flats, subject to obtaining the necessary consents.

Vacant Former School with Potential Residential Use

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

ACCOMMODATION

Ground Floor	2 Rooms, Kitchen, 2 WCs:	GIA	Approx	920 sq ft*
First Floor	2 Rooms, Shower, 2 WCs:	GIA	Approx	780 sq ft*
Second Floor	3 Rooms, Shower, 2 WCs:	GIA	Approx	760 sq ft*
Third Floor	1 Room, Store:	GIA	Approx	460 sq ft*
Total GIA			Approx	2,920 sq ft*

Total GIA including common part halls and stairs **Approx 3,535 sq ft**

*Areas exclude common part halls and stairs

Note 2: D1 users are Non-Residential Institutions to include Medical & Health services, Creche, Day Nursery, Day Centres, Non-residential Education & Training Centres and Places of Worship – Refer to the Auctioneers for Floor Plans and the Planning Advice Note supplied by the London Borough of Islington.

Note 3: 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.

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 £350 (including VAT) upon exchange of contracts