

4 WEEK COMPLETION



SITUATION

Located in this well established parade, close to the junction with Seven Sisters Road, in this popular residential area being within close proximity to Finsbury Park Mainline, Underground and Bus Stations and Arsenal’s Emirates Stadium.

ACCOMMODATION

Ground Floor

Front & Rear Open Plan Office,
Kitchen, Disabled WC

Net Internal Area Approx 725 sq ft

First Floor

1 Room – Net Internal Area Approx 290 sq ft

First Floor Back Addition

1 Room – Net Internal Area Approx 105 sq ft

Second Floor

2 Rooms – Net Internal Area Approx 290 sq ft

Second Floor Back Addition

Shower Room/WC

Third Floor

1 Room – Net Internal Area Approx 170 sq ft

Total Net Internal Area **Approx 1,580 sq ft**
(Total Gross Internal Area) **Approx 2,255 sq ft)**

PROPERTY

A mid terraced building laid out as **Offices (See Note 1)** planned on the Ground and 3 Upper Floors.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: The property had been used since at least 1998 by the ‘Islington Law Centre’ as offices although the property may be A2 use. Refer to Planning Department at London Borough of Islington – 020 7527 2000.

Note 2: There is potential to create separate front access to the upper parts, enlarge the third floor and convert part or all of the property into Residential Use, subject to obtaining the necessary consents.

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.

**Vacant Office Building
with Potential
Residential Use**

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 £350 (including VAT) upon exchange of contracts