



**SITUATION**

Located close to the junction with Liverpool Road within the heart of Islington, just a few hundred yards from the N1 Shopping Centre, Chapel Market and the multiple shopping facilities in Upper Street. Angel Underground is also within close proximity and the property is conveniently situated for both the City and West End.

**PROPERTY**

An unmodernised mid terraced Grade II Listed building within the Barnsbury Conservation Area comprising a **Residential Building currently arranged as 4 Flats (3 of which are Self-Contained)** and planned on lower ground, ground, first, second and attic floors. In addition, the property includes a **Rear Garden**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

# Unmodernised Residential Building

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

**ACCOMMODATION**

<b>Lower Ground Floor – Self-Contained Flat:</b>		
Separate entrance to		
2 Rooms, Kitchen, Bathroom/WC & hall plus access to small courtyard	GIA Approx	495 sq ft
<b>Ground Floor – Self-Contained Flat:</b>		
3 Rooms, Kitchen, Bathroom/WC & hall plus access to rear garden	GIA Approx	550 sq ft
<b>Mezzanine &amp; First Floor – Non Self-Contained Flat:</b>		
Mezzanine Floor – Bathroom/WC		
First Floor – 3 Rooms, Kitchen & hall	GIA Approx	445 sq ft
<b>Second &amp; Attic Floor – Self-Contained Flat:</b>		
Second Floor – 2 Rooms & hall	GIA Approx	420 sq ft
Attic – Bathroom/WC	GIA Approx	40 sq ft
<b>Total</b>	<b>GIA Approx</b>	<b>1,950 sq ft</b>

**PLANNING**

On 27th March 2013, the following Application was submitted to Islington Council: 'Listed building consent in connection with general refurbishment of a Grade II Listed mid terrace residential property to include the replacement of rear windows and increase of external lower ground floor patio amenity space.' The proposed refurbishment would create a 4 Bedroom House arranged over Lower Ground, Ground, First & Second Floors. Existing and Proposed floor plans available from Auctioneers.

**VENDOR'S SOLICITORS**  
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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 £600 (including VAT) upon exchange of contracts