



PLANNING FOR 3 FLATS

SITUATION

Located close to the junction with Rheidol Terrace within the heart of Islington, near to the multiple shopping facilities and eateries of Upper Street, the N1 Shopping Centre and Chapel Market and being only yards from the Arc development comprising apartments, new retail parade, community centre and being part of the major Packington Estate Regeneration. Angel Underground (Northern Line) and Essex Road Railway Station are within close proximity and the property is conveniently situated for both the City and West End.

PROPERTY

An **Office Building (See Planning)** arranged over Ground, Lower Ground, First & Second Floors. In addition, the property benefits from a small rear yard and external storage.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor

2 Rooms GIA Approx 440 sq ft

Lower Ground Floor

1 Room, Kitchen, 2 WC's GIA Approx 400 sq ft

First Floor

Large Room GIA Approx 435 sq ft

Second Floor

Large Room GIA Approx 390 sq ft

Total

GIA Approx 1,665 sq ft

FREEHOLD offered with FULL VACANT POSSESSION

PLANNING

The property benefits from 2 Planning Permissions granted 29/10/08 & 21/4/11 (plus time extensions & Non-Material Amendments) by the London Borough of Islington for the 'change of use of first and second floors to provide 2 x 1 Bed Flats' and 'Change of use of Ground and Lower floors from A2/B1 to a two bedroom Split-level flat and alterations to the elevations of the building'. Planning Permissions and Floor Plans available from the Auctioneers.

No Section 106 is required for the development.

**Vacant Office Building
with Planning for 3 Flats**

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

VENDOR'S SOLICITORS
Colman Coyle - Tel: 020 7354 3000
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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