

Freehold for sale by public auction (unless sold prior)  
**Thursday 28th February 2019 at 1pm**  
(Main Auction commences 12pm)  
For all enquiries, please call **020 8492 9449**

Auction Venue:  
**Radisson Blu Portman Hotel**  
22 Portman Square, London W1H 7BG

**Barnett  
Ross**

**Auctioneers**

# Lot A

**156 Fonthill Road, Finsbury Park,  
London N4 3HP**

**REVISED GUIDE:**  
**\*Reserve below £1,000,000**

**Redevelopment Opportunity**  
6 week completion



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale



## SITUATION

Located in a prime position in this busy commercial centre, just off Seven Sisters Road and within 250 yards of Finsbury Park Rail (Main, Northern and Jubilee Lines) and Bus Station.

In addition, the property is within a few hundred yards of the **Telford Homes Landmark Development** comprising 355 new homes in two iconic towers and a leisure complex (Visit [www.telfordhomes.london/microsites/city-north](http://www.telfordhomes.london/microsites/city-north)).

## PROPERTY

A late Victorian terraced building comprising a **Ground Floor Shop (with A3 Use)** and separate front entrance to a **Self-Contained Upper Part** on the first and second floors which were previously occupied as offices.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage 18'9"  
Internal Width 17'3"  
Shop Depth 45'0"  
Built Depth 59'0"  
WC

### First Floor Ancillary

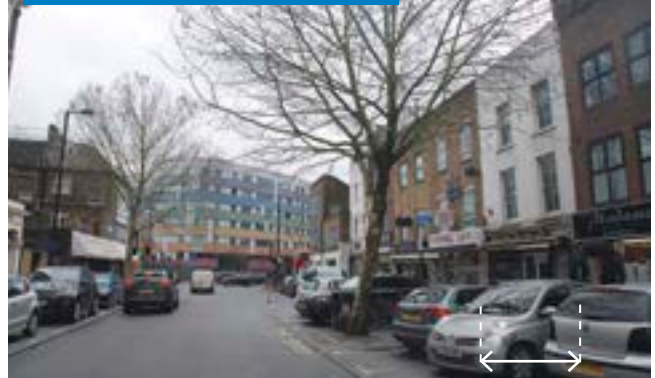
Office Area Approx. 650 sq ft plus 2 WCs & Kitchenette

### Second Floor Ancillary

Office Area Approx. 425 sq ft

**VAT is NOT applicable to this Lot**

## View towards Seven Sisters Road



## FREEHOLD offered with VACANT POSSESSION

**Note 1:** In the Auctioneer's opinion, the upper part would be eminently suitable for conversion into 3 Self-Contained Flats with the addition of a new 3rd floor, subject to obtaining planning consent from Islington Council's Planning Department – Tel: 020 7527 2000.

**Note 2:** A newly built flat at 93/107 Fonthill Road is available at **£525,000 for 683 sq ft (£768 per sq ft)**.

# Vacant Shop and Offices

The Surveyors dealing with this property are  
**John Barnett** and **Joshua Platt**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts General Conditions and Memorandum as per Barnett Ross Catalogue 28th February 2019  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page in Main Catalogue**

## Vendor's Solicitors

Axiom Stone

Tel: 020 8951 6989 Ref: Jaymini Ghelani

Email: [jg@axiomstone.co.uk](mailto:jg@axiomstone.co.uk)