

**586 - 588 Green Lanes,**

**Harringay  
LONDON N8 0RP**



**Further information online:**

<http://www.gilmartinley.co.uk/properties/21901>

**Area**

Gross Internal Area: 436 sq.m. (4,690 sq.ft.)

**Price**

£1,200,000 subject to contract

**Property Description**

This imposing detached office building was originally built on a site previously occupied a pair of three storey semi-detached Victorian houses. The corner plot has a site area of 349.38 square metres (3,761 square feet).

The property has since been substantially altered and extended at ground and first floor levels in the 1930s. The space currently consists of functional cellular office space.

Much of the partitioning is non structural and it would be possible to reconfigure the space to provide predominantly open plan accommodation.

Externally, there is a small rear yard and there is space to park 4-5 cars on the forecourt of the property.

A prior notification application for an 18 unit scheme is being submitted to the London Borough of Haringey for change of use from office (B1a) to residential.

- > Residential development potential for 18 Flats by conversion of existing building
- > Prominent position with dual road frontages
- > Capacity to increase area by extension in the roof space and extra level above the two storey section fronting Colina Road
- > Three separate entrances (one from Green Lanes and two from Colina Road)
- > Existing structure capable of supporting additional level over flat roof section
- > Suitable for a variety of D1 and C2 uses, subject to planning



# Prominent Freehold Office - London N8

Residential development potential for 18 flats

Accommodation	Area sq.m.	Area sq.ft.	Comments
3rd Floor (Flat) GIA	15.54	167	
2nd Floor (Office)	72.94	785	
1st Floor (Office)	124.38	1338	
Ground Floor (Office)	111.64	1201	
Ground Floor (Store)	12.62	135	
Ground Floor (Lobby)	14.88	160	
Ground Floor (Porch)	2.09	22	

## Property Location

The subject property is located on the east side of Green Lanes (A105) on the corner with Colina Road in Haringay.

The property is situated in a principally residential area but is busy and vibrant with a large variety of independent and multiple retailers, restaurants and bars in close proximity. Access to green space is also very close by, with Finsbury Park approximately 0.5 miles to the south.

Wood Green Shopping City, featuring multiscreen cinemas and extensive retailing is approximately 0.5 miles from the property. Multiples include; H&M, Argos, Primark, Boots, WHSmith, Next. In addition, there are numerous other bars, restaurants and leisure facilities.

Regular rail services to Moorgate (travel time 16 minutes) and London Kings Cross via Highbury & Islington (Victoria Line) (travel time 14 minutes) run from Haringay Station, which is situated less than 0.5 miles to the south west of the property. Haringay Green Lanes London Underground Station (London Overground Line) is an even shorter walk from the property, to the south and provides regular services to Gospel Oak, Blackhorse Road and Barking. Turnpike Lane London Underground Station (Piccadilly Line) is situated just over 0.25 miles to the north.

There are six bus services running to London Bridge, Waterloo, Tottenham, Crouch End, Palmers Green, Wood Green, Enfield, Stoke Newington, Camden, Islington, Trafalgar Square, Holloway, Dalston, Aldgate and many locations in between, all within short walking distance of the subject property.

**2010 Rateable Value** £38250.00

**Estimated Rates Payable** £16562 per annum

**Service Charge p.a.** N/A

**Terms** Freehold for sale with vacant possession. The property is not elected for VAT.

**Legal Fees:** Each party bears own legal fees

**Local Authority:** London Borough of Haringey

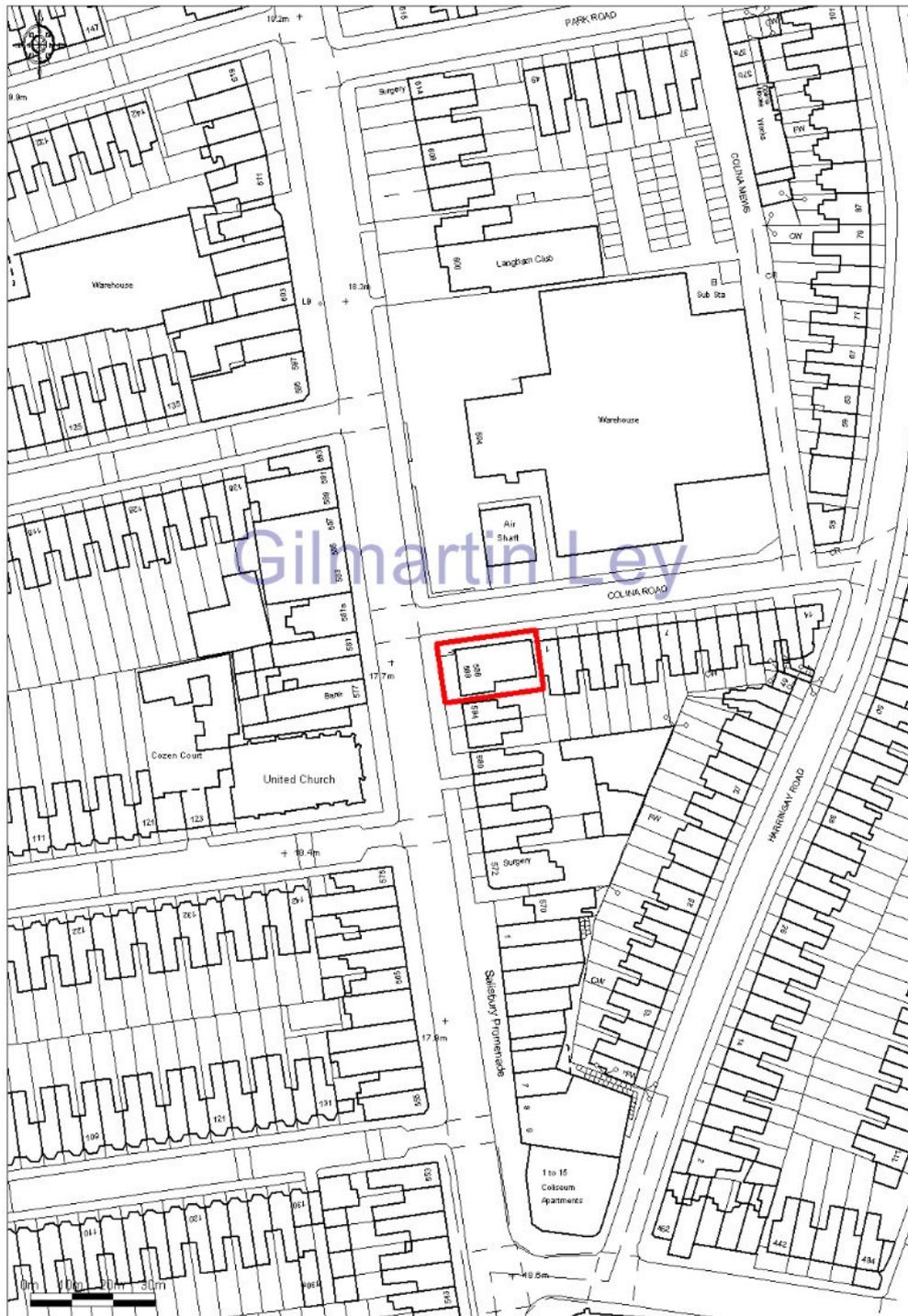
**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Last Updated:** 14 Sep 2013

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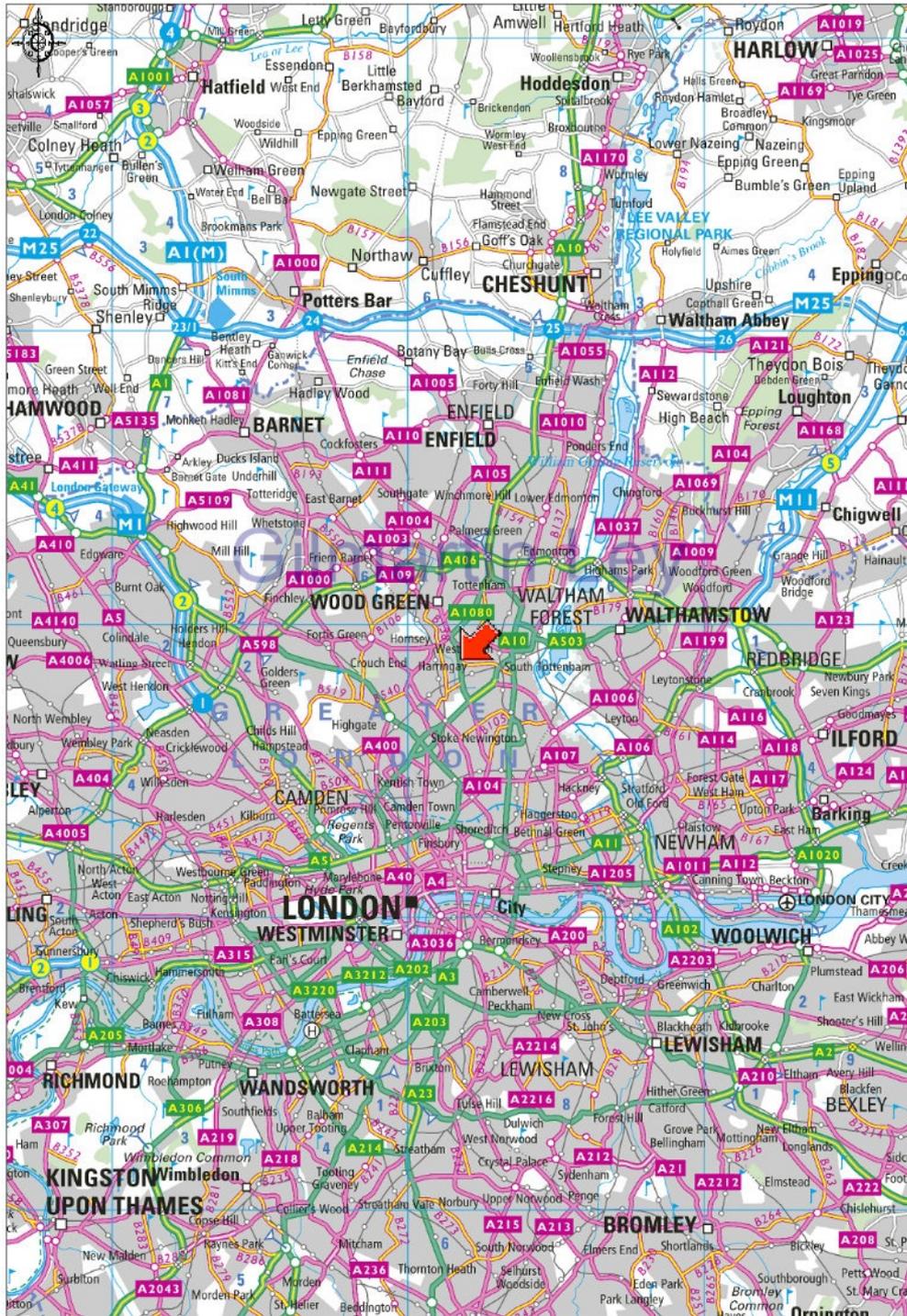
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