



Unique Development Opportunity with Vacant Possession - Crouch End, London N19

Potential for flats or as a single residential unit STP

6 Shaftesbury Road,

Crouch End
LONDON N19 4QN



Further information online:

<http://www.gilmartinley.co.uk/properties/22055>

Area

Site Area: 312 sq.m. (3,361 sq.ft.)

Price

Offers in excess of £750,000 subject to contract

Property Description

A RARELY AVAILABLE OPPORTUNITY TO BUY A FREEHOLD HOUSE WITH DEVELOPMENT POTENTIAL IN A HIGH VALUE PART OF NORTH LONDON.

The three storey semi-detached Victorian house occupies a site of 0.077 acres and has vehicular access via a driveway to the side of the house to the rear garden / workshop.

Currently arranged as three flats, but registered as a house for Council Tax purposes, it requires complete renovation and offers huge potential to add value via a professional flat conversion, restoring the property to its original arrangement as a house and possibly by developing flats in the land to the rear, currently used as a workshop.

The single storey workshop building in the former rear garden comprises a pitched roof, garage and a substantial area of covered yard. The yard has the benefit of three phase power and a toilet facility. The workshop and yard has been in operation at the rear of the property for over 15 years.

- > Huge potential to add value through development
- > Built space with a gross internal area of 271.86 sq.m (2,926 sq.ft)
- > Single dwelling house assessment for council tax purposes (B and E)
- > Potential for a variety and mix of alternative uses subject to planning consent
- > Off street parking
- > Affluent and improving North London location





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Accommodation	Area sq.m.	Area sq.ft.	Comments
House	125.00	1345	Arranged as three flats (Lwr. Grnd 45 sq.m, Grnd 40 sq.m, 1st 40 sq.m) - Vacant possession
Workshop	146.86	1580	Vacant possession
Yard / parking			Vacant possession

Property Location

The subject property is located on the south side towards the western end of Shaftesbury Road just east of its intersection with Hornsey Rise/Hornsey Road (A103).

Located on the borders of Crouch End and Archway, this area has improved immensely over the past 10 years and continues to improve. The property therefore offers not only the ability to add value through development but to buy into a high value part of North London which is continuing to improve.

The centre of Crouch End, providing a variety of leisure and shopping options, is a short walk up Hornsey Rise / Crouch End Hill.

Elthorne Park, less than two minutes' walk from the property, provides a green oasis with the following facilities:

- an excellent children's play area;
- a football pitch
- a basketball court
- a fitness Trim Trail;
- Sunnyside Ecology Centre;
- a Peace Garden.

There are excellent communication links:

- Crouch Hill Railway Station (Overground Line) is 0.25 miles to the east;
- Archway London Underground Station (Northern Line) is 0.5 miles to the south-west;
- Finsbury Park National Railway & London Underground Station (Victoria & Piccadilly Lines) is 0.9 miles to the south-east;
- Numerous bus routes in the immediate vicinity serving Hornsey Road and Crouch Hill/Stroud Green Road (A1201).

2010 Rateable Value £0.00

Estimated Rates Payable £0 per annum

Service Charge p.a. n/a

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Our ref: 22055

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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Terms	Freehold for sale with vacant possession
Legal Fees:	Each party bears own legal fees
Local Authority:	London Borough of Islington
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Last Updated:	27 Aug 2013

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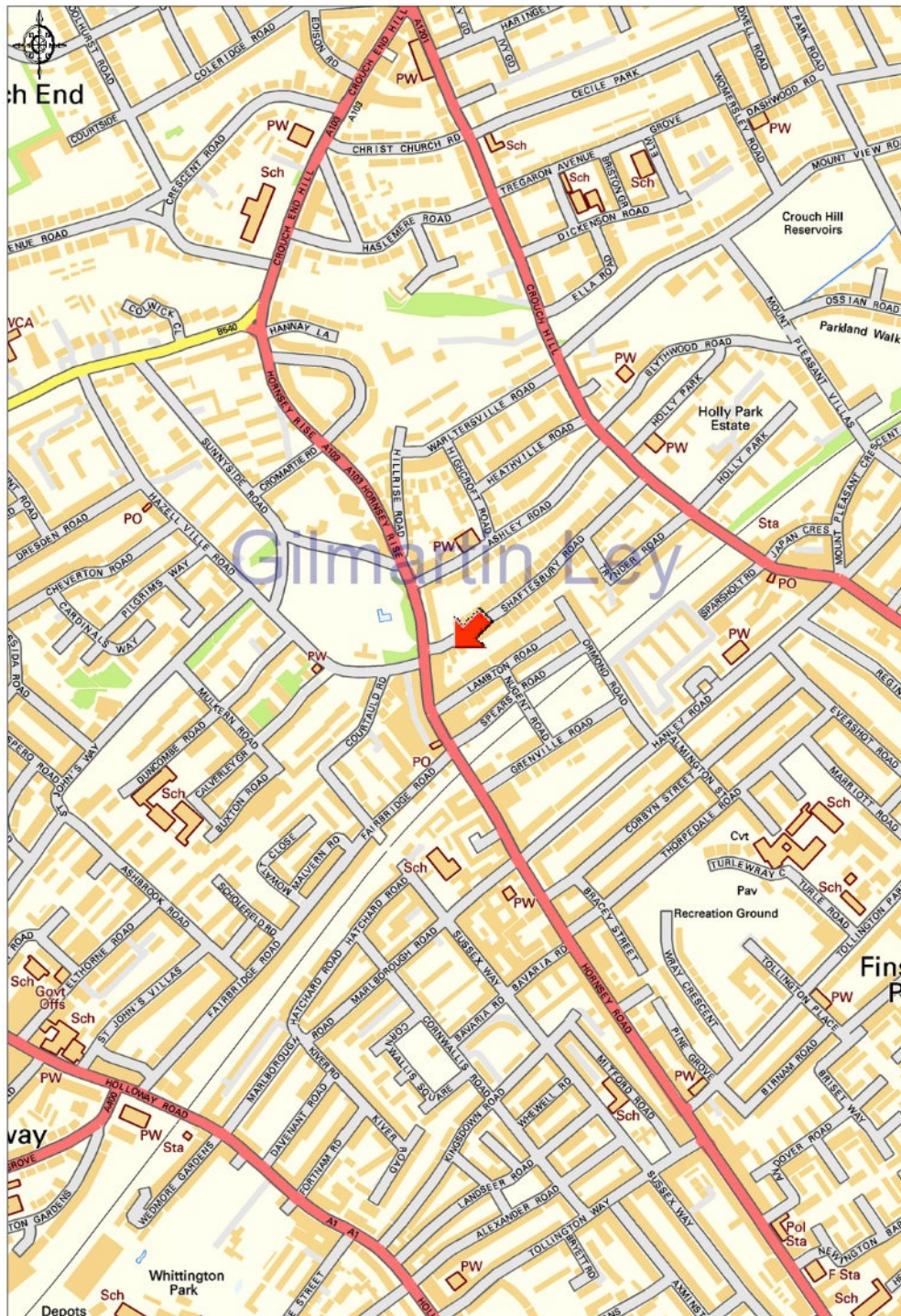
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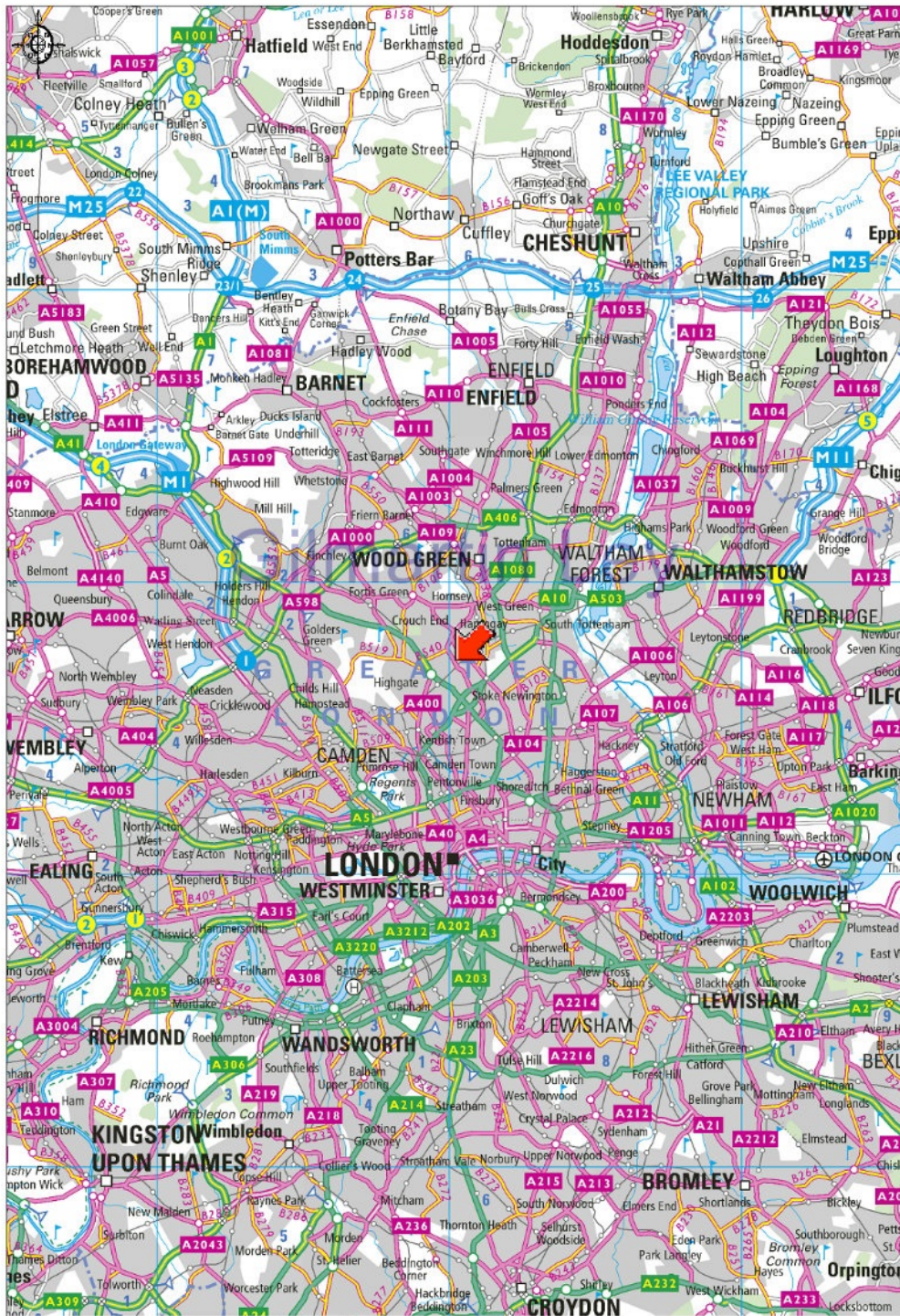
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