



Residential Development Opportunity - Tufnell Park, London N7

Freehold site with potential for 2 houses subject to planning

GILMARTIN LEY

**Land Next to St George and All Saints Church Hall
Crayford Road,
Tufnell Park,
LONDON, N7 0ND**



Area

Site Area: 154 sq.m. (1,657 sq.ft.)

Price

Offers in excess of £400,000 subject to contract



Property Description

The subject property is a predominantly clear site of approximately 0.04 acres and it has potential to be developed for residential uses subject to the necessary planning consents being obtained.

- > Freehold with vacant possession
- > Site area circa 0.04 acres
- > Affluent north London location
- > Development potential for residential use
- > Good access for ease of construction
- > Excellent transport communications
- > Historically used for open storage and builders yard



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Site	153.99	1657	

Property Location

Crayford Road is a quiet residential area located close to the shops and amenities of Tufnell Park, Camden and Holloway Road.

The property is well connected to public transport networks. Upper Holloway London Underground Station (Overground Line), Tufnell Park London Underground Station (Northern Line) and Holloway Road London Underground Station (Piccadilly Line) are within 0.5 miles of the site.

2010 Rateable Value £0.00

Estimated Rates Payable £0 per annum

Service Charge p.a. N/A

Terms We are seeking offers on an unconditional basis for the freehold interest in the subject property. We will however report all offers, including those made on a subject to planning basis to our client for consideration.

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Islington

Viewings: By prior appointment with Gilmartin Ley 020 8882 0111 or joint agent Winkworth 020 7485 9210

Further information at: <http://www.gilmartinley.co.uk/properties/22184>

TPO Plan
Title Plan

Last Updated: 24 Mar 2014

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Our ref: 22184

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

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