



GILMARTIN LEY

Rarely Available Shop and Upper Parts Development Opportunity with Vacant Possession - London N4

**140 Blackstock Road,
Finsbury Park,
LONDON, N4 2DX**



Area

Gross Internal Area: 237 sq.m. (2,553 sq.ft.)

Price

Offers over £800,000 subject to contract



Property Description

The property comprises:

- a mid-terraced Victorian shop and basement, currently operating as a launderette;
- a first floor 2 bedroom flat;
- a vacant 2 bedroom flat on the second floor; and
- a large attic room with a dormer window to both the front and rear elevations (currently accessed via the second floor flat).

The tenants of the first floor flat are holding over on an assured shorthold tenancy which expired in September 2014, the property can be sold with vacant possession of the whole if required.

- > Potential to add value through refurbishment / development
- > 0.25 miles to Finsbury Park London Underground (Victoria & Piccadilly Lines) and Railway Station
- > 0.25 miles to Arsenal London Underground Station (Piccadilly Line)
- > Easy access to green open spaces with Clissold Park, Finsbury Park & Gillespie Park all only 0.25 miles distant
- > Freehold with vacant possession if required

<http://www.gilmartinley.co.uk/properties/for-sale/development/finsbury-park/london/n4/22944>

Our ref: 22944

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

Gilmartin Ley
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Accommodation	Area sq.m.	Area sq.ft.	Comments
Basement / Cellar	57.87	622	
Ground Floor Shop	57.82	622	
First Floor Flat	39.20	421	
Second Floor Flat	42.34	455	
Attic Room	40.03	430	

Property Location

Located in Highbury at the north eastern boundary between the London Boroughs of Islington and Hackney, the property is situated on the south side of Blackstock Road in a Victorian terrace which runs between Monsell Road and Chatterton Road.

Blackstock Road features a diverse array of independent shops, cafes, bars and restaurants. The property also has easy access to numerous green open spaces including Clissold Park, Finsbury Park and Gillespie Park

The location has superb travel and communication links:

- Arsenal London Underground Station (Piccadilly Line) is 0.25 miles to the south west; and
- Finsbury Park London Underground (Piccadilly & Victoria Lines) and Railway Station (providing frequent direct services to Kings Cross Station with a travel time of 5 minutes) is 0.25 miles to the north west.

There are numerous bus routes which run along Blackstock Road and in proximity to the subject property.

2010 Rateable Value £15500.00

Estimated Rates Payable £6603 per annum

Service Charge p.a. N/A

Terms Freehold for sale with vacant possession if required

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Islington

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

Further information at: <http://www.gilmartinley.co.uk/properties/22944>
Energy Performance Certificate - 2nd Floor Flat
Energy Performance Certificate - 1st Floor Flat
Energy Performance Certificate - Shop

Last Updated: 31 Mar 2015

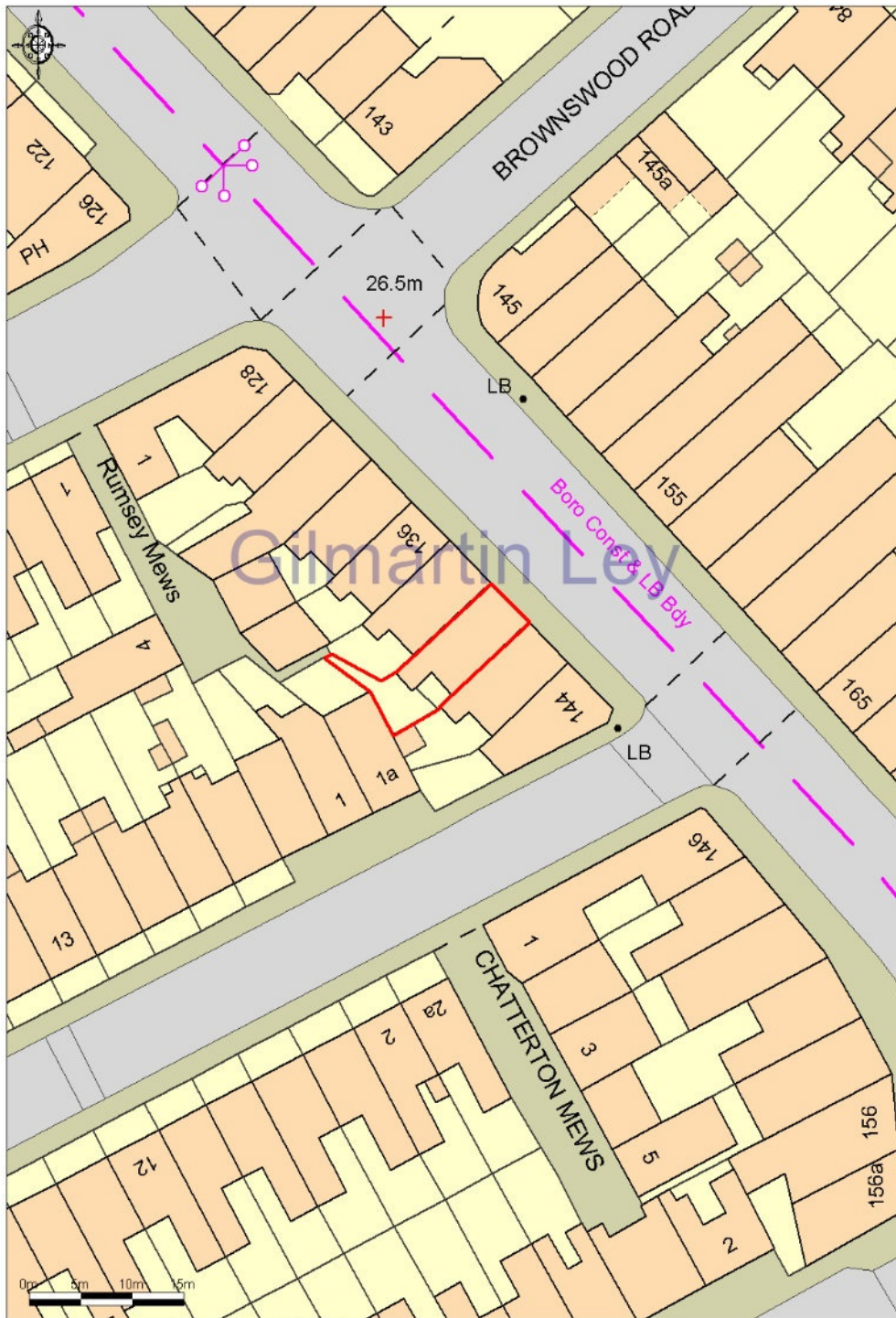
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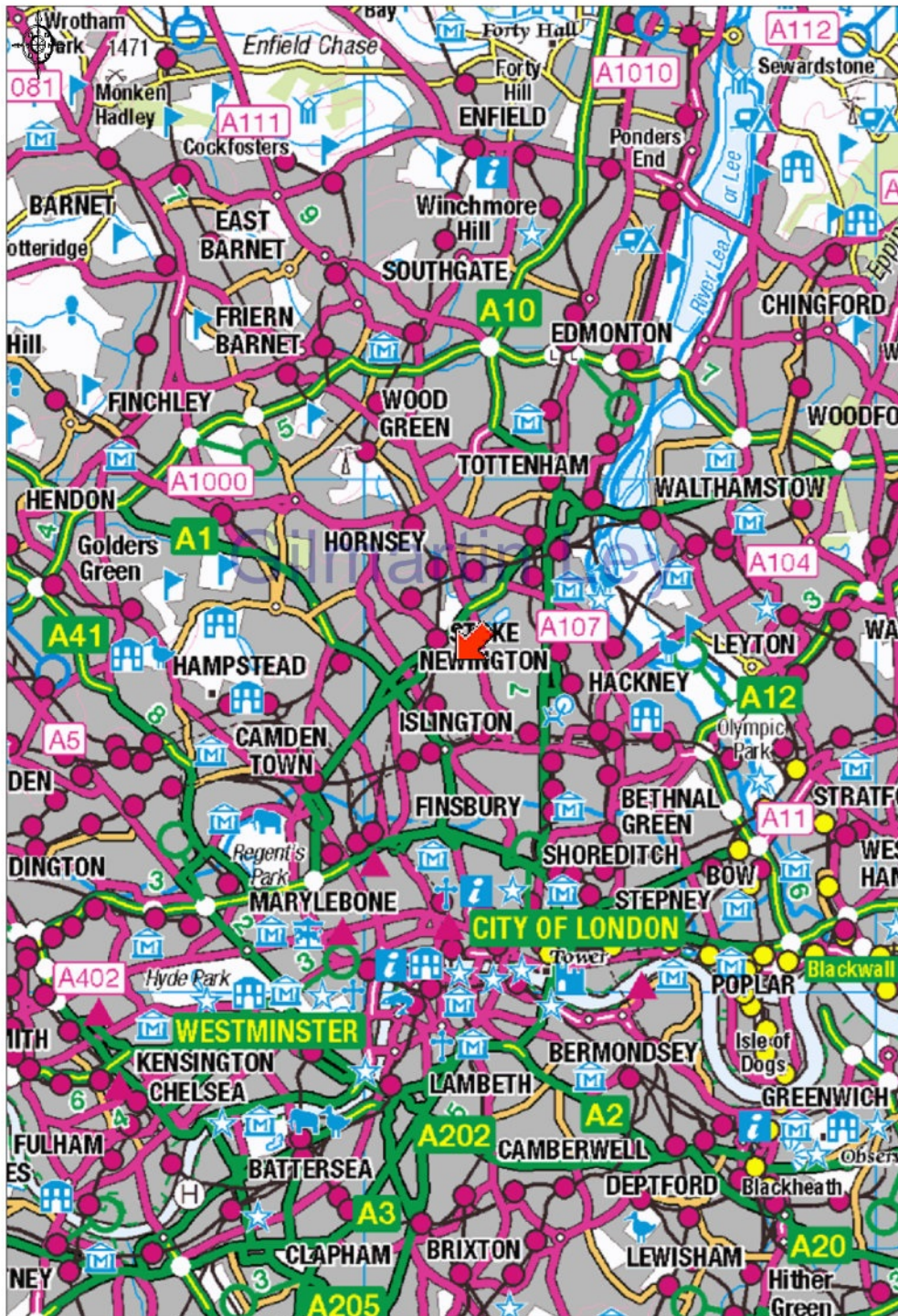
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