



GILMARTIN LEY

Freehold Shop and Upper Parts - Vacant Possession with Development Potential - London N4

**169 Blackstock Road,
Finsbury Park,
LONDON, N4 2JS**



Area

Gross Internal Area: 245 sq.m. (2,636 sq.ft.)

Price

Offers in excess of £875,000 subject to contract



Property Description

The property comprises a Victorian mid-terrace shop and upper parts arranged over ground, first, second and third floors.

The ground floor shop is large and regularly shaped. It benefits from its own WC, shower room, kitchenette and small rear yard area.

The residential upper parts comprise a self-contained 3 bedroom, 2 bathroom maisonette, with large roof terrace and its own access from Blackstock Road.

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



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Retail	128.62	1384	
First Floor Residential	50.06	538	
Second Floor Residential	40.92	440	
Third Floor Residential	25.34	272	

Property Location

Located in Highbury in the London Borough of Hackney, the property is situated on the north side of Blackstock Road in a Victorian terrace which runs between Mountgrove Road and Brownswood 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 £10250.00

Estimated Rates Payable £4366 per annum

Service Charge p.a. N/A

Terms Freehold for sale with vacant possession

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

Local Authority: London Borough of Hackney

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

Further information at: <http://www.gilmartinley.co.uk/properties/23256>
Ground Floor Shop - Energy Performance Certificate
Flat 169a - Energy Performance Certificate

Last Updated: 03 Aug 2015

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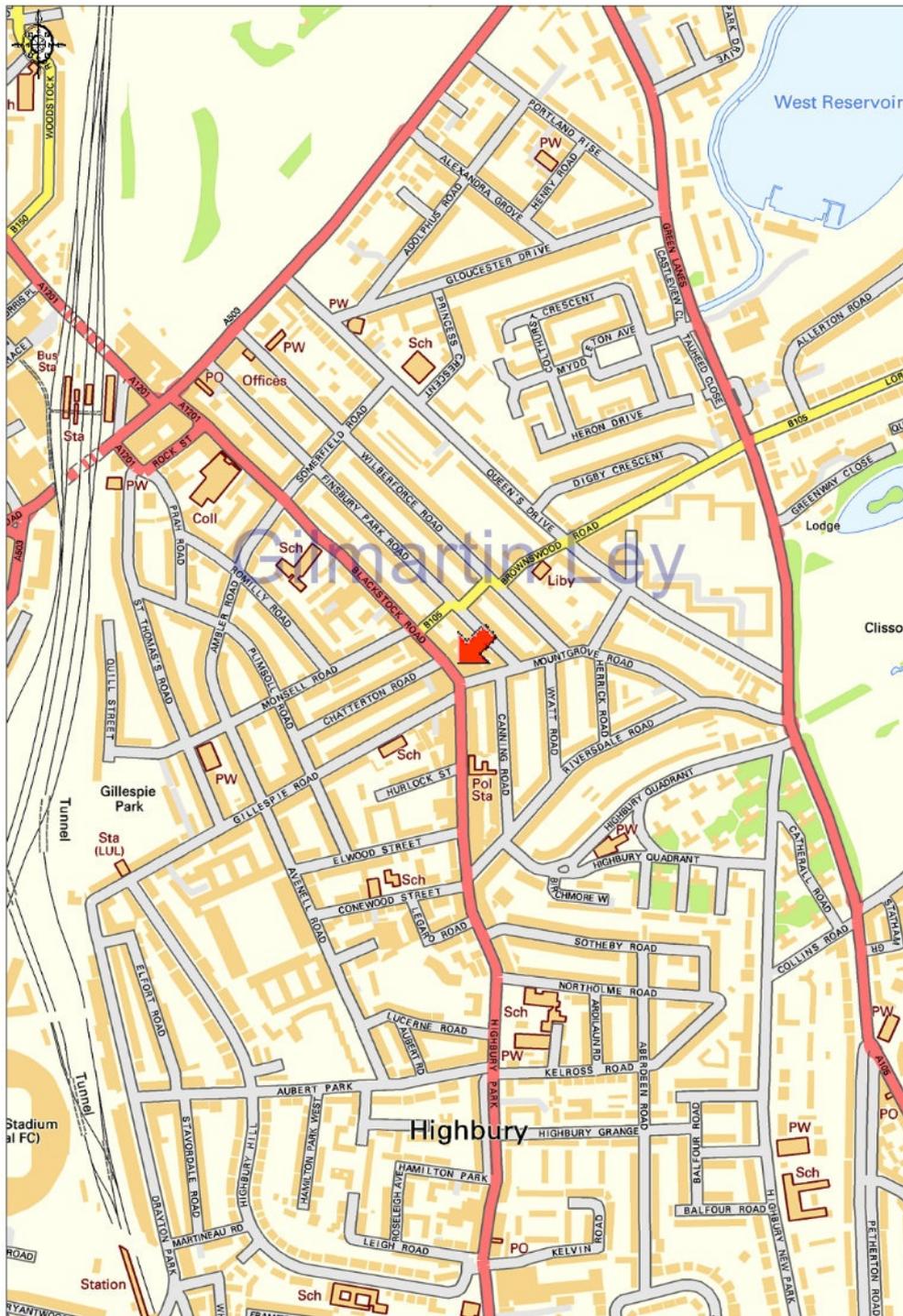
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Our ref: 23256

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

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

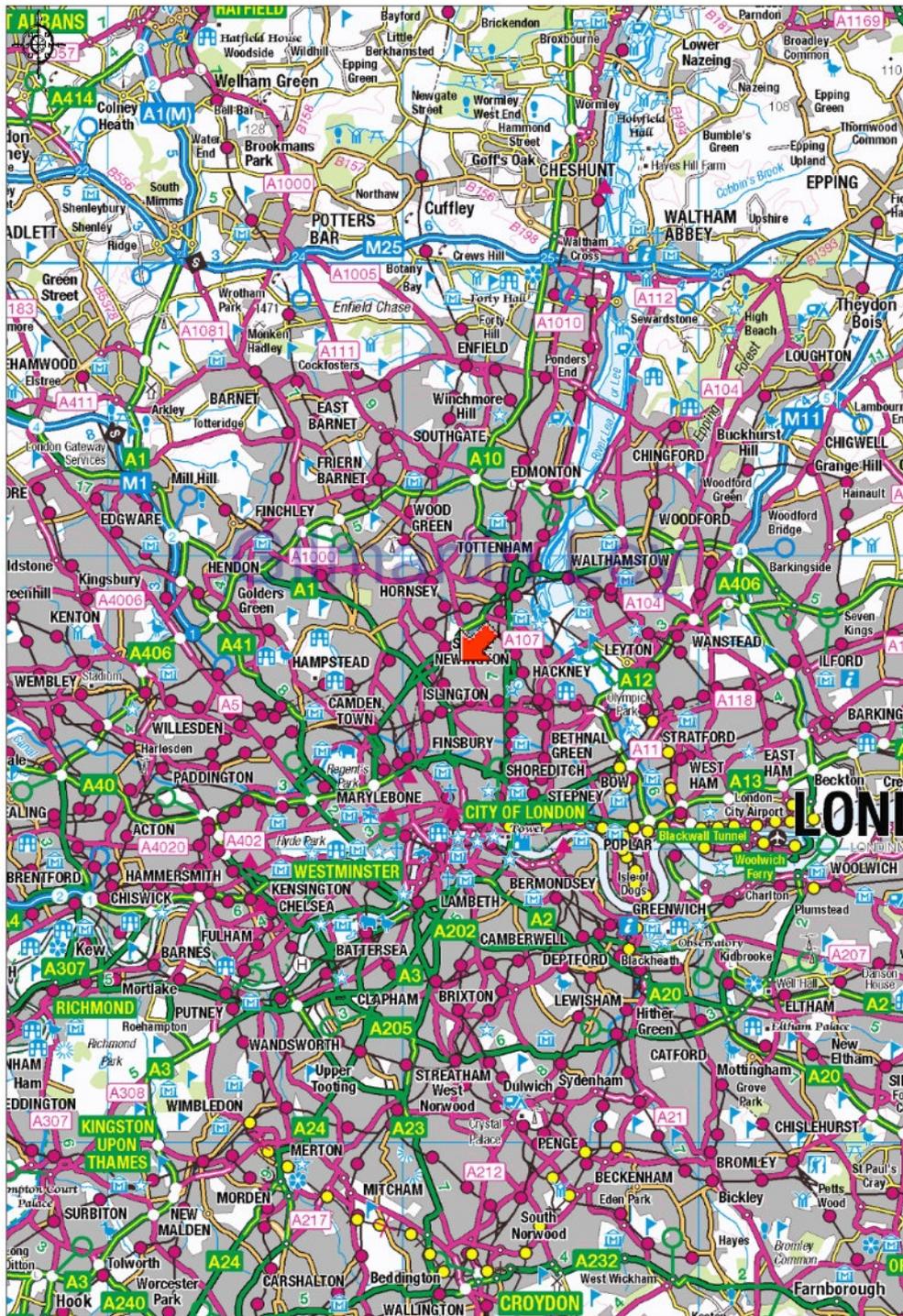
Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



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