



GILMARTIN LEY

# Commercial Freehold With Development Potential For Sale – London N7

Suitable for a variety of alternative uses STPP

**103 Seven Sisters Road,  
Finsbury Park,  
LONDON, N7 7QP**



## Price

Guide price £3,500,000 subject to contract



## Property Description

This is a substantial and unusual three storey property which dates from the late 19th Century. The ground floor comprises a showroom, offices and ancillary storage while the first and second floors are used for storage purposes. A goods lift serves all floors.

Large windows at the front and back of the first and second floors provide good levels of natural light which carries into the middle of the space as a result of the excellent c 3.4m floor to ceiling heights at these levels.

At second floor level, four original Victorian roof lanterns provide abundant daylight and create an impressive sense of space which is amplified by the absence of any columns.

Given its wide-ranging qualities the property would be suitable for a variety of uses including education, medical, art / design studio, leisure, hotel, place of worship, stpp.

The property also has potential for residential conversion, scope to construct an additional storey and comprehensive redevelopment. Drawings for a five storey new build scheme (stpp) are available to download from our website.

Floor plans for the existing building are also available to download.

## Key considerations:

- > Substantial showroom / warehouse property in a key North London location
- > Potential alternative uses include education, medical, studio, leisure, hotel, place of worship and office STPP
- > Scope for residential conversion, the construction of an additional storey and comprehensive redevelopment
- > Freehold with an existing area of 12,494 sq ft over three floors
- > Excellent floor to ceiling heights of 3.3 - 3.7 metres
- > Stunning column-free second floor space with large roof lanterns
- > Excellent transport communications:
- > Finsbury Park Station (Underground and Overground): 650m
- > Upper Holloway Station (Gospel Oak to Barking Line): 1km

<https://www.gilmartinley.co.uk/properties/for-sale/development/finsbury-park/london/n7/27120>

*Our ref:* 27120

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

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## Accommodation

Gross Internal Area: 1,161 sq.m. (12,494 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Second floor	372.54	4,009	3.36m from floor to ceiling, 2.89m to the underside of the beam
First floor	373.04	4,015	3.44m from floor to ceiling, 3.29m to the underside of the beam
Ground floor	415.21	4,469	3.67m from floor to ceiling, 3.56m to the underside of the beam

## Property Location

The property is situated to the east of the junction of Hornsey Road (A103) on the north side of Seven Sisters Road in a busy area of Inner North London.

Public transport communications are excellent with Finsbury Park Station (Underground and Overground) being only 650m to the east. Upper Holloway Station (Gospel Oak to Barking Line) is 1km to the north-west.

Seven Sisters Road and Tollington Road parallel form part of the A503 and are principal bus routes. Buses stopping nearby include the 29 (Wood Green to Trafalgar Square), the 91 (Crouch End to Trafalgar Square), and the 259 (Edmonton Green to Kings Cross St Pancras International).

Parking for loading purposes only is permitted directly outside the property on Seven Sisters Road from 10am to 4pm Monday to Saturday, limited to 20 minutes. Parking is also permitted directly outside the property for disabled badge holders, limited to 3 hours Monday to Saturday. There are no parking restrictions on a Sunday.

Arsenal's Emirates Stadium is 650m to the south-east.

## Terms

Freehold for sale. The seller will be relocating from this property. Accordingly the sale contract will need to provide for the seller to remain in occupation for a period of a few months after completion while the fit out of the new premises takes place before providing vacant possession. The property is not elected for VAT.

## 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:

<https://www.gilmartinley.co.uk/properties/27120>  
Land Registry Office Copy Entries  
New build scheme drawings  
Offer Requirements Document  
EPC  
OS Extract  
Floor Plans

## Last Updated:

17 Apr 2025

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103 Seven Sisters Road, N7 7QP



OS MasterMap 1250/2500/10000 scale  
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1:1250 scale print at A4, Centre: 530782 E, 186349 N

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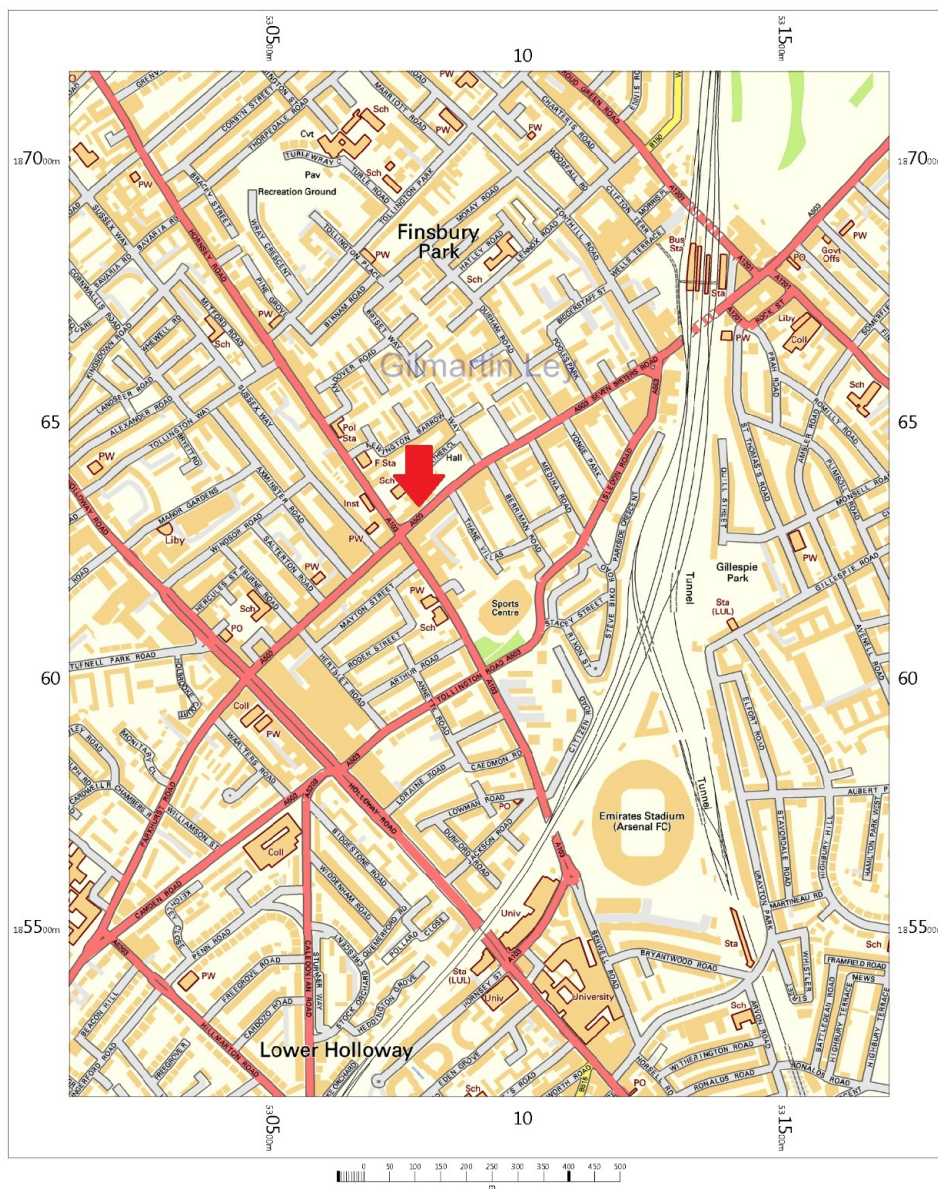
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103 Seven Sisters Road, N7 7QP



OS Streetview  
Monday, June 3, 2019, ID: CM-00804061  
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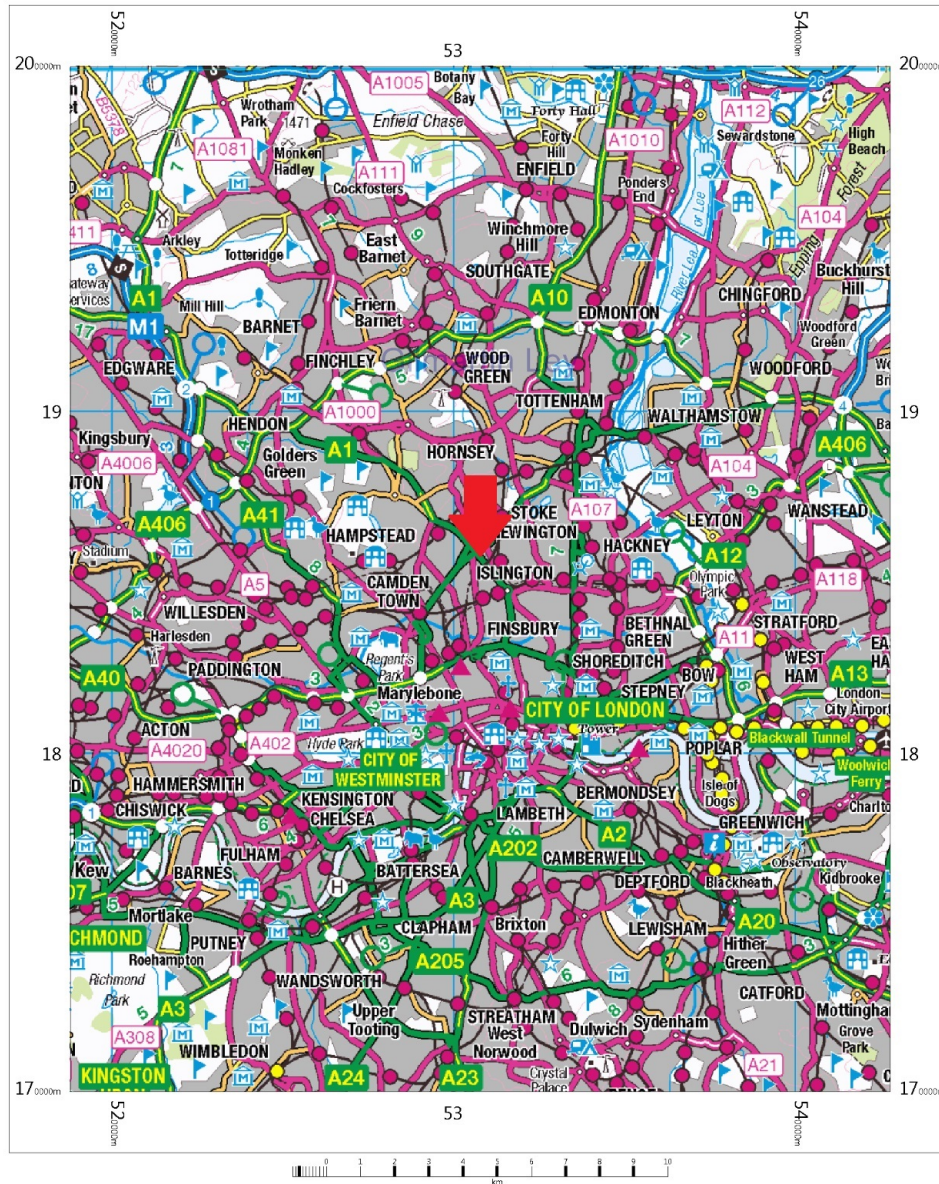




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103 Seven Sisters Road, N7 7QP



OS 250k scale raster  
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