



GILMARTIN LEY

Studio in Converted Period Warehouse For Sale - Stoke Newington N16

Vacant possession

**Studios One & Two, 32 Indigo Mews
Carysfort Road,
Stoke Newington,
LONDON, N16 9AE**



Price

Guide Price £650,000 subject to contract



Property Description

The property comprises the ground floor of this character brick built warehouse, set within a tranquil, gated development.

Originally arranged as two separate studio / office units, Studios One & Two now intercommunicate and are configured to provide predominantly open plan space, which is of good modern decorative order internally, while retaining the charm of the attractive external period warehouse features.

The property is held on two long leases with 102 years unexpired and is for sale with vacant possession.

Studio One benefits from a single glass partitioned meeting room with high quality kitchen facilities, WC and shower. Studio Two benefits from separate kitchen and WC facilities. Studios One & Two could be easily sub-divided to create two separate self contained units.

Externally, the property benefits from a single car parking space within the secure, gated development.

Key Considerations:

- > Rarely available studio / office with vacant possession
- > Highly desirable & vibrant inner North London location
- > Attractive period building with a floor to ceiling height of 3.63 metres
- > Long leasehold with 102 years unexpired
- > Potential to sub-divide and for alternative uses (STPP)
- > Excellent transport communications
- > Canonbury Station: 1.0 km (0.62 miles)
- > Highbury & Islington Station: 1.7 km (1.0 mile)
- > Stoke Newington and Dalston Kingsland Stations: 1.25 km (0.78 miles)

<https://www.gilmartinley.co.uk/properties/for-sale/offices/stoke-newington/london/n16/29661>

Our ref: 29661

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



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Accommodation

Net Internal Area: 125 sq.m. (1,340 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Studio One	68	731	
Studio Two	56	602	

Property Location

The subject property is situated in the heart of Stoke Newington in Indigo Mews, off the north side of Carysfort Road.

Stoke Newington is one of the most desirable areas of north-east London to live and work. The location provides an abundance of leisure, shopping & entertainment facilities, in addition to the numerous bars, cafés & restaurants, which all contribute towards the unique village-like community feel.

The intersection between Stoke Newington Church Street and Stoke Newington High Street is circa 1.0 kilometres to the north-east and Newington Green is only 0.65 kilometres to the south.

The property has exceptional access to public parks: Clissold Park is only 115 metres to the north of the property.

The location has superb travel and communication links. Canonbury Station, Stoke Newington Station and Dalston Kingsland Stations (London Overground Lines) are all within 1.25 kilometres of the subject property and Highbury & Islington Station (Victoria, Overground and Great Northern Lines) is circa 1.7 kilometres to the south-west of the property. There are a numerous bus and night bus routes which serve Central and the wider Greater London area within short walking distance.

2017 Rateable Value £24500.00

Estimated Rates Payable £11760 per annum

Service Charge p.a. TBC

Terms Each studio is held on a 125 year long lease from 25th March 1998 (102 years unexpired), with an annual ground rent payment of £150 rising to £300 pa for each Studio from 2022. Thereafter the ground rent increases by £150 for each studio every 25 years.

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/29661>
Energy Performance Certificate
Studio Two Lease - 125 Years from 25th March 1998
Studio One Lease - 125 Years from 25th March 1998
Floor Plans

Last Updated: 18 May 2022

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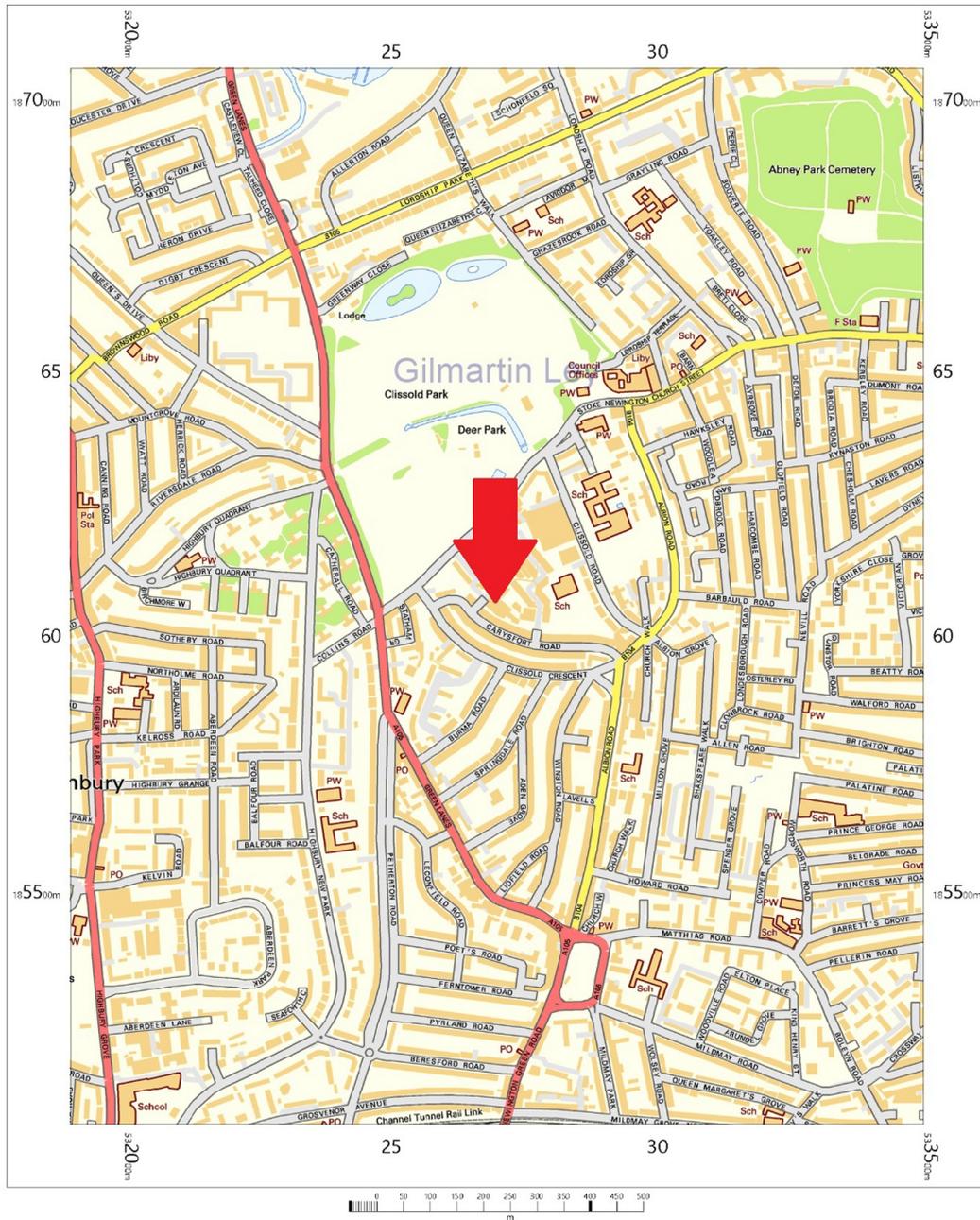


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OS Streetview
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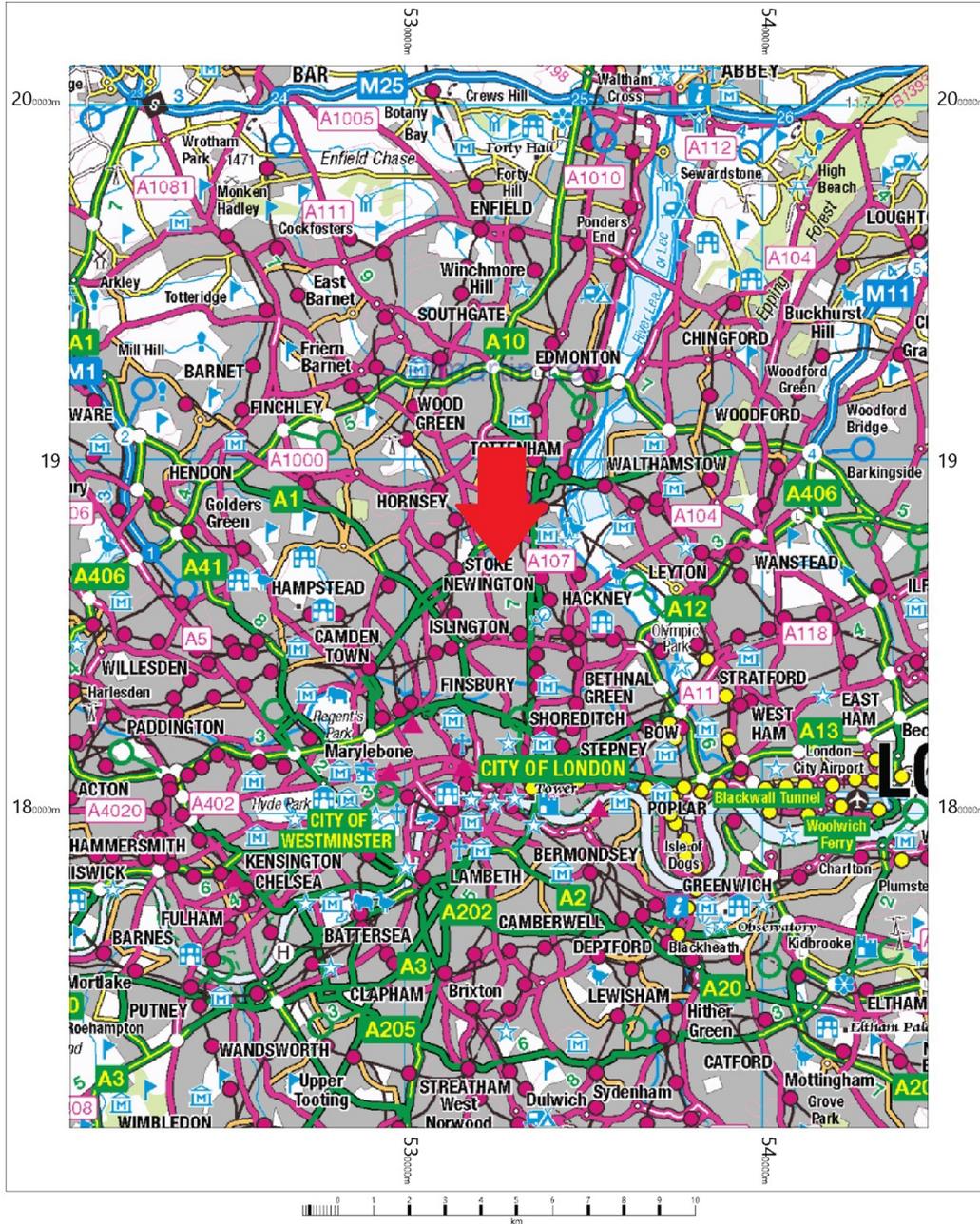


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