



GILMARTIN LEY

Freehold Office with Development Potential For Sale - Crouch End N8

Shell condition suitable for a variety of uses STPP

**8 Middle Lane,
Crouch End,
LONDON, N8 8PL**



Price

Guide Price £1,000,000 subject to contract



Property Description

The property comprises a mid-terraced four storey building, with private rear parking for two vehicles.

Formerly a solicitors office (Class E), the building is arranged over raised ground to third floors and is in shell condition (so no empty rates are payable). The property will be of interest to owner occupiers, investors and developers, presenting a 'blank canvas' opportunity which may be suitable to a variety of users in the office, educational, medical, retail and leisure industries, subject to obtaining the necessary consents.

The property also benefits from a planning permission (Ref. HGY/2025/2512) for conversion of the existing building into four generous 2 bed flats, each with private outside space. There are a number of planning documents available to download from our website.

Key considerations:

- > Rarely available freehold building with two car parking spaces and vacant possession
- > Exceptional town centre location in highly desirable Crouch End
- > Gross Internal Area: 316.34 sq m (3,405 sq ft)
- > Potentially suitable for a variety of uses eg. medical, office, education STPP
- > Planning consent granted (Ref. HGY/2025/2512) for 4 x 2 bedroom flats (Jan 2026)
- > Abundant and vibrant selection of leisure facilities, eateries and retailers
- > Queen's Wood & Alexandra Park within 1.1km
- > Excellent transport communications
- > Highgate (Northern Line), Crouch Hill (Suffragette Line) and Hornsey Rail Stations are all within 1.5km
- > 24 hour buses with connections throughout greater and central London



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Area

Gross Internal Area: 316 sq.m. (3,405 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Existing ground floor	87.29	939	Raised ground floor with entrances from Middle Lane (front) and Middle Lane Mews (rear). This floor is in shell condition with a floor to ceiling height of 2.37m rising to 2.62m in part and provision for 2 x WCs.
Rear external area			2 car spaces
Existing first floor	86.94	935	Shell condition with a floor to ceiling height of 3.44m and provision for 2 x WCs.
Existing second floor	85.73	922	Shell condition with a floor to ceiling height of 2.5m and provision for 2 x WCs.
Existing third floor	56.37	606	Shell condition with a floor to ceiling height of 3.15m, falling to 1.86m to the Middle Lane Elevation and 0.95m to the Middle Lane Mews elevation, and provision for shower room.
Permitted Residential Four x 2 bed flat scheme	298	3,207	Planning permission to convert the existing building into 4 x 2 bed flats each with private outside space. Proposed GIAs: Raised Ground 73 sq.m (786 sq.ft), 1st 76 sq.m (818 sq.ft), 2nd 76 sq.m (818 sq.ft) and 3rd 73 sq.m (786 sq.ft). The consent incorporates the redesign of both front and rear facades, along with new roof form.

Property Location

The property is located on the east side of Middle Lane, approximately 120m north of the The Clock Tower in the heart of Crouch End.

Crouch End is a highly desirable, vibrant and affluent suburb of inner North London known for its abundance of eateries, independent retailers and creative hubs. Crouch End is popular with young professionals, families and commuters, and benefits from plentiful local green spaces with tennis / padel clubs, cricket clubs, Queen's Wood and Alexandra Park within 1.1km.

Occupiers in the immediate vicinity include Virgin Active, Waitrose & Partners, Little Sainsburys, Tesco Express, Sourdough Sophia, Boots, Gails Bakery, Oliver Bonas, Costa Coffee, Beam, The Post Office and Crouch End Arthouse cinema, as well as an abundance of bars, pubs, coffee shops, eateries and independent retailers.

Hornsey Rail Station is 1km north-east, Crouch Hill (London Overground / Suffragette) 1.2km south and Highgate (Northern Line) London Underground Station is 1.5km west, with connections into Central London within 15 minutes. There are also a number of bus and night bus routes running through Crouch End, with connections to Muswell Hill, Archway, Tottenham Hale and Charing Cross.

Terms

Freehold for sale with full vacant possession. VAT is not payable on the purchase price.

<https://www.gilmartinley.co.uk/properties/for-sale/offices/crouch-end/london/n8/33622>

Our ref: 33622

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

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Legal Fees:	Each party is to bear its own legal fees
Local Authority:	London Borough of Haringey
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	https://www.gilmartinley.co.uk/properties/33622 Drainage and Water Search 2026 Environmental Search 2026 Local Land Charges Search 2026 Chancel Check 2021 Drainage and Water Search 2021 Decision notice HGY/2025/1772 CIL Liability OS Map Proposed floor plans Existing floor plans Decision notice HGY/2025/2512 Offer Requirements Document Energy Performance Certificate
Last Updated:	30 Jun 2026

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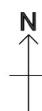
8 Middle Lane, N8 8PL



OS MasterMap 1250/2500/10000 scale
Wednesday, May 6, 2026, ID: CM-01276330
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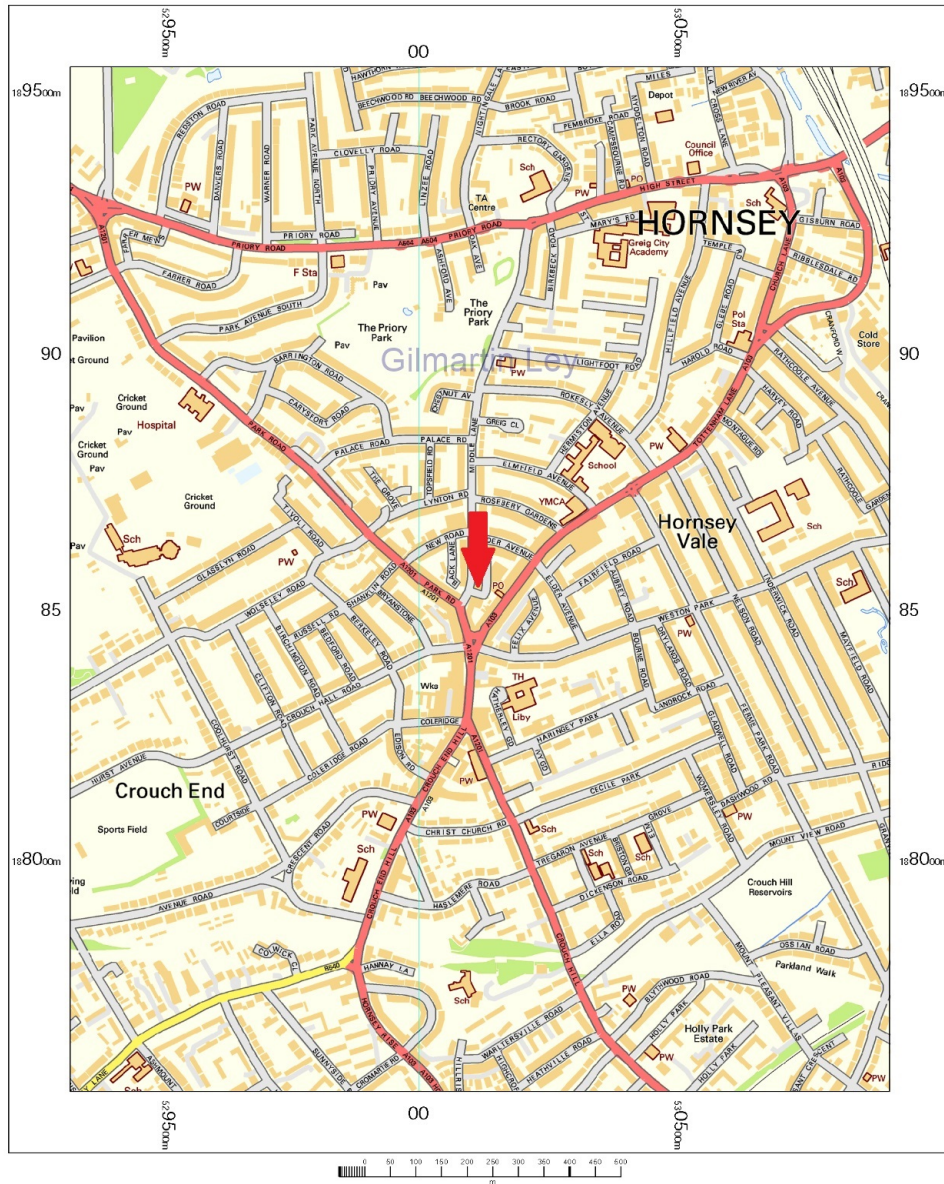


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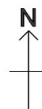
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OS Streetview
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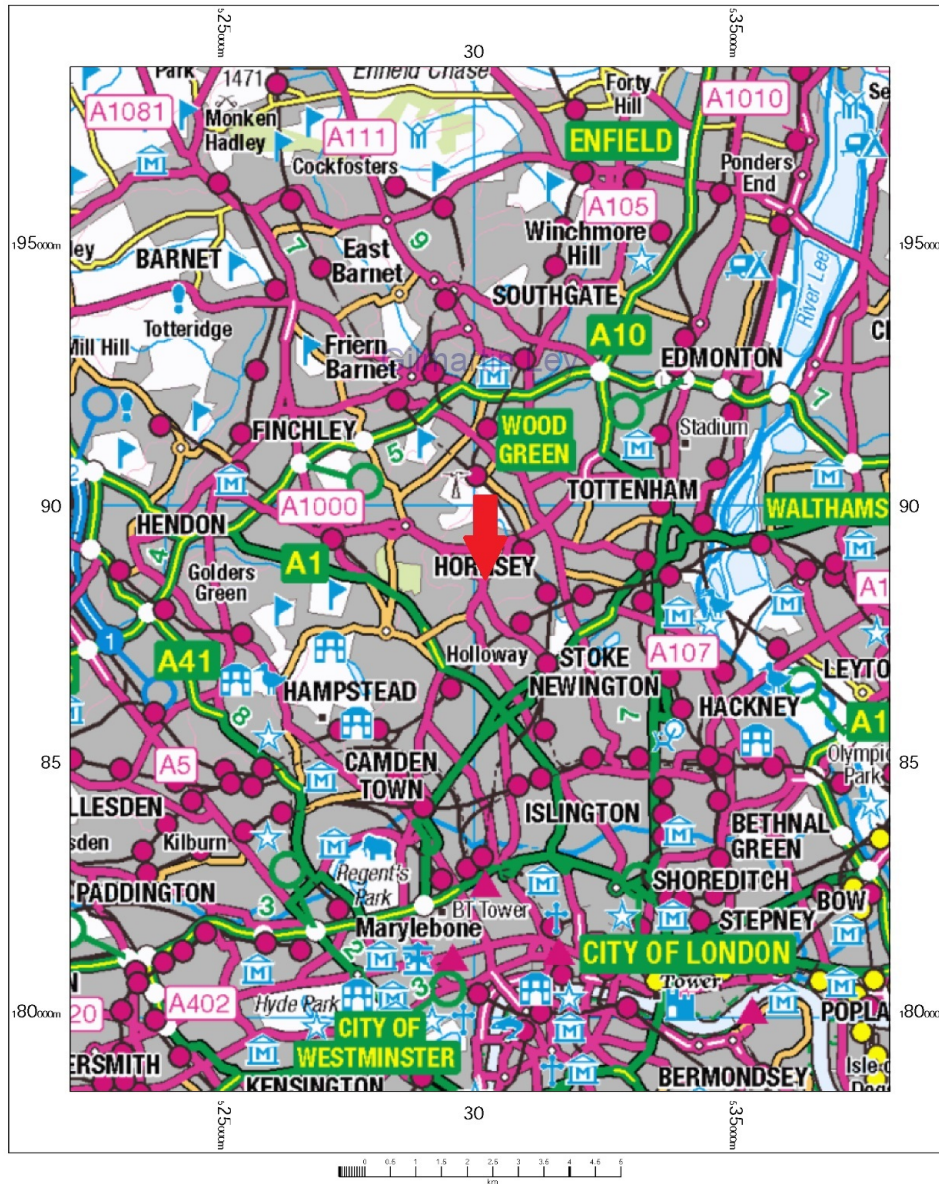
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OS 250k scale raster
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