

Lot 25

254a Caledonian Road, Islington,
London N1 0NG

GUIDE PRICE: £770,000



FREEHOLD GRADE II LISTED FOUR FLOOR BUILDING WITH DEVELOPMENT POTENTIAL

This four storey end of terrace building situated within the Barnsbury Conservation Area was previously used as a Day Nursery and has planning permission granted for conversion into a single dwelling and also further planning permission has been granted for a new rear extension and internal alterations. We understand that the vendor has drawn up a scheme for the conversion of the property into three self-contained flats (2 x two bedroom flats and 1 x studio) and a copy of these drawings are available for inspection at the offices of the Auctioneers. The property would require a certain of modernisation and updating and also benefits from a large rear garden and separate front access at lower ground floor level. The property is sold with the benefit of full vacant possession. This lot is situated close to the junction of Richmond Avenue.

ACCOMMODATION

Lower ground floor approx 560 sq ft, plus extension of 285 sq ft, two rooms, WCs, vault, ground floor, approx 630 sq ft, one room, kitchen, first floor approx 435 sq ft one room, kitchen, second floor approx 435 sq ft, two rooms, bathroom/WC.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Islington: 020 7527 2000

VENDORS SOLICITORS

Stephen Landau of Trott & Gentry
90-92 Islington High Street, London N1 8EG
020 7704 7500 stephen@trottgentry.co.uk

VIEWING TIMES

By appointment through the Auctioneers.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■