

PRIME NORTH LONDON RESIDENTIAL DEVELOPMENT OPPORTUNITY

73 HORNSEY ROAD



Development
FOR SALE

Summary

Price	Offers in excess of £1,400,000
EPC Rating	Upon Enquiry

Description

The property comprises of a commercial unit on the ground floor, benefiting from a large rear yard, with a couple large flats above.

The building is being sold with full vacant possession and will benefit from full planning permission for 4 apartments.

Details of the proposed scheme;

Flat 1: (Ground floor) 3 bed with large garden. 86sqm

Flat 2: 2bed. 79sqm

Flat 3. 2 bed. 61sqm

Flat 4. 1bed. 52sqm.

Total: NIA 3,000sqft.

The scheme is mostly a reconfiguration of the existing building and some extensions to the ground floor and side of the building going up.

All the flats are spacious, with some providing outside space.

There is a £100,000 CIL.

Due to the property benefiting from having a large yard at the rear, it may very well suit owner occupiers.

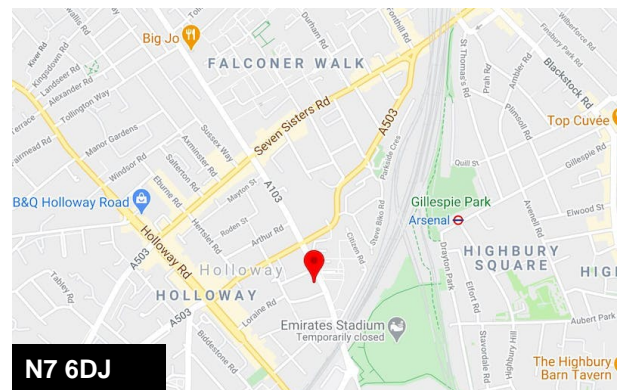
Location

The building is located on the corner of Hornsey Road and Caedmon Road, which is just off Holloway Road, opposite the Emirates Stadium and the new Telford Homes scheme.

Islington is teeming with life. Perfectly positioned, as it is moments away from Finsbury Park with access to the Victoria line as well as Alexander Palace and Crouch End which offer a wide selection of fantastic cafes, bars, restaurants and shops.

Further Planning Information

<https://planning.islington.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20Online&TYPE=PL/PlanningPK.xml&PARAM0=485807&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Islington/xslt/PL/PLDetails.xslt&FT=Planning%20Applications%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Islington/Menus/PL.xml&DAURI=PLANNING>



Viewing & Further Information

Jake Pater

0203 405 0070 | 07904 214 900

jake@nextgenrealestate.co.uk