

135 JUNCTION ROAD

ARCHWAY, LONDON N19 5PX



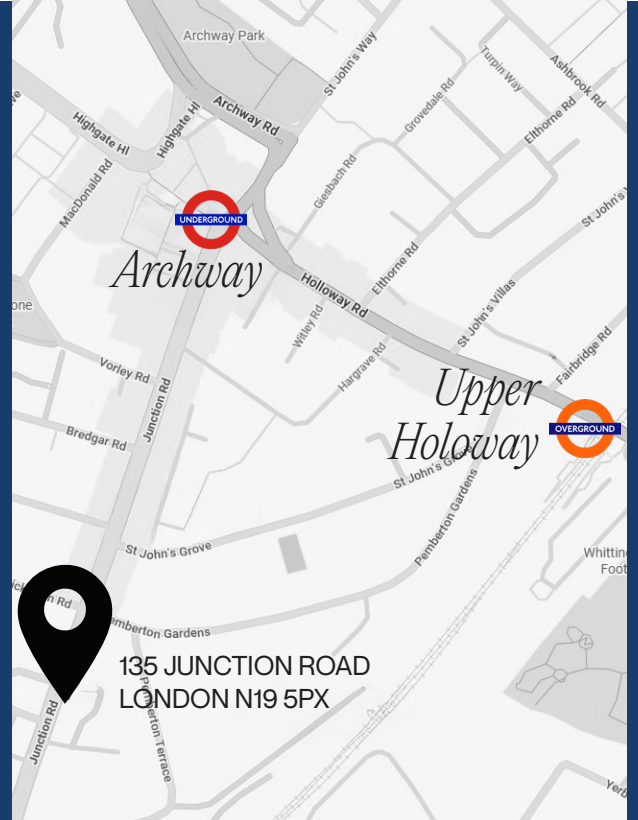
Commercial building with alternative use potential

- Freehold building located just 0.2 miles from Archway Station, suitable for a variety of uses
- Previously used as an animal adoption centre/shelter, with ancillary offices at first floor level and a residential flat for staff on the second floor of the building (Sui Generis).
- The property measured 2,838 sq ft arranged over lower ground, ground and two upper floors.
- Potential to convert to C3 residential or HMO use, subject to necessary consents.
- A scheme has been designed for the conversion into 3 flats, 1 x 1 bed, 1 x 2 bed, 1 x 3 bed, proposed plans available upon request.
- There is undoubted neighbouring precedent for change of use to residential.
- Freehold for sale with Vacant Possession.
- Offers in excess of £850,000 (Eight Hundred and Fifty Thousand Pounds) subject to contract. Purchase at this level would reflect a low Capital Value of £299 psf.

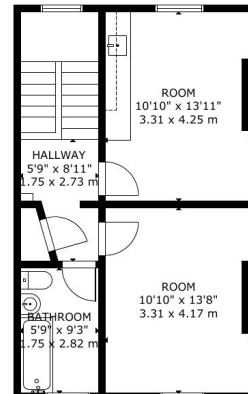
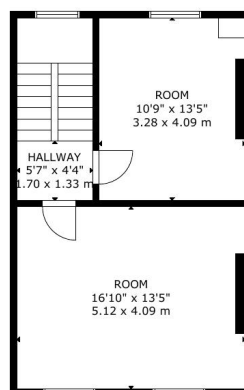
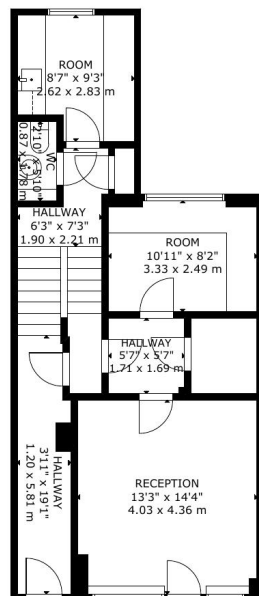
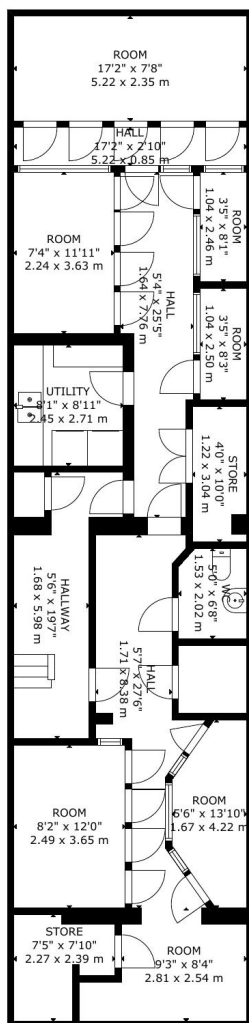
Location & Connectivity

135 Junction Road is ideally located in North London, just 0.2 miles from Archway Station and 0.4 miles from Tufnell Park and Upper Holloway stations. The property offers excellent transport links, with fast connections to Central London — King's Cross can be reached in just 14 minutes and Leicester Square in approximately 20 minutes.

The area also benefits from superb road connections. The A1 is only a two-minute drive away, providing direct access south to Islington and north to Finchley.



Existing Floor Plans



Gross Internal Area	2,838 sq ft (265 sq m)
Basement	1,269 sq ft (118 sq m)
Ground Floor	630 sq ft (59 sq m)
First Floor	459 sq ft (43 sq m)
Second Floor	480 sq ft (45 sq m)



TENURE
Freehold.

EPC
EPC certificates are available on request.

MATTERPORT LINK
Click here to view [Matterport Virtual Walkthrough](#).

VAT
The property is not elected for VAT.

CONTACT US

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