LOT 85

43 Hanley Road, Finsbury Park, London N4 3DU

Reserve Below £400,000

ON BEHALF OF THE LONDON BOROUGH OF ISLINGTON

SITUATION

Located close to the junction with Ormond Road within this popular and much sought after residential area and within close proximity to the varied local shopping facilities in Stroud Green Road. The area is well served by local bus routes and within close proximity to Crouch Hill Main Line Station and Finsbury Park Main Line, Underground (Piccadilly & Victoria Lines) and Bus Stations.

PROPERTY

An unmodernised mid terraced building planned on Lower Ground, Raised Ground, First and Second Floors. In addition, the property includes internal and separate front access to the Lower Ground Floor and there is a Front Forecourt and a Rear Garden.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

PLANNING

We are advised by the Council's Planning Department that the planning records for this property indicate both D1 Use (play facilities) and D2 Use (recreational workshops). Please refer to Auctioneers for Informal Planning Guidance Note supplied by the London Borough of Islington.

ACCOMMODATION

Lower Ground Floor		
Front Room & Rear Room (intercommunicating), Store & WC GIA	Approx	565 sq ft*
Raised Ground Floor		
Front Room, Rear Room & Kitchen GIA	Approx	565 sq ft*
Mezzanine		
Shower/WC GIA	Approx	45 sq ft*
First Floor		
Front Room (currently divided into 2 Rooms) and Rear Room GIA	Approx	515 sq ft*
Second Floor		
Front Room (currently divided into 2 Rooms) & Rear Room (intercommucicating) GIA	Approx	530 sq ft*
Total GIA		**Approx 2,220 sq ft***

Note 1: There may be potential to add a rear extension, convert the property to residential use for either a single family dwelling or a number of self-contained flats, and create on-site parking on the front forecourt, all subject to obtaining the necessary consents.

Note 2: D1 users are Non-Residential Institutions to include Medical & Health services, Creche, Day Nursery, Day Centres, Non-residential Education & Training Centres and Places of Worship. D2 users cover Assembly & Leisure activities.

Note 3: The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of 3.75% of the purchase price in respect of the Vendor's costs.

*Areas include common parts.

Vacant 2,220 sq ft Building with Potential Residential Use

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Islington Council Legal Department – Tel: 020 7527 3410
Ref: E. Soetan Esq – Email: edward.soetan@islington.gov.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts