



SITUATION

Located off Parkhurst Road via Chambers Road, in a retail parade (where a number of the commercial units have been converted to residential use), within easy walking distance of the shopping and transport facilities on Holloway Road.

The property is conveniently located for Camden, Kentish Town, Islington and Arsenal's Emirates Stadium, being approximately 3 miles north of Central London.

PROPERTY

A mid terrace building in need of modernisation comprising a **Ground Floor Shop and Basement** with separate front access to a **Self-Contained Flat** on first and second floors.

In addition, the property includes a **Large Garage** which is accessed via a rear service road and a **Rear Garden**.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	20'0"
Shop Width	14'4" (max)
Shop Depth	27'1"
Built Depth	37'4"
GIA	Approx. 569 sq ft

Basement

GIA	Approx. 543 sq ft
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First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom, sep. WC	
GIA	Approx. 1,046 sq ft

Total GIA **Approx. 2,158 sq ft**

Plus Garage 25'6" x 17'3" (GIA Approx. 440 sq ft)

¹Areas supplied by Vendor.

Note 1: There is potential to convert the Shop and Basement and the Garage into Residential Use, similar to neighbouring properties, subject to obtaining the necessary consents.

Note 2: There is a 6 week completion.

Note 3: Refer to the Auctioneers for the floor plans and video tours of the property.





Vacant Shop, Flat & Large Garage with potential for Residential Development

The Surveyors dealing with this property are **Elliott Greene** and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

HCR Law LLP

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