

1 STACEY STREET

Finsbury Park, London, N7 7JQ



Key Highlights

- Development / investment opportunity in Finsbury Park, within the jurisdiction of the London Borough of Islington.
- A three storey building which extends to approximately 1,326 sq m (14,273 sq ft) GIA and occupies a 0.07 hectare (0.2 acre) site.
- Most recently in use as a residential care home (C2). There is potential for refurbishment or conversion of the property for alternative uses, subject to the necessary permissions.
- Located approximately 800 metres (0.5 miles) south west of Finsbury Park Station, providing access to the London Underground (Victoria and Piccadilly Lines), Overground, Great Northern and Thameslink. Close to the amenities of Finsbury Park and Holloway.
- For sale freehold with vacant possession.

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Description

The property comprises a three storey corner building with rear courtyard and occupies a 0.07 hectares (0.2 acres). Until recently, it was in use as a residential care home (C2) comprising 30 resident's rooms (all with wash basins) along with ancillary accommodation kitchens, laundries etc arranged over ground, first and second floors. The property extends to 1,326 sq m (14,273 sq ft) total GIA.

Location

The building is located in Finsbury Park, a residential suburb of London, situated approximately 7 km (4.3 miles) north of Central London. The property is situated to the south of Finsbury Park, to the west of Arsenal, and to the north east of Holloway. The surrounding area is predominantly characterised by a mixture of terraced houses and 1990's blocks of residential flats interspersed by public open spaces and retail frontages. The site occupies the corner of Stacey Street and Steve Biko Road, which bound the north west and east of the site, respectively. To the south, the property is bound by three storey terraced houses and associated gardens.

Stacey Street is located approximately 600 metres (0.4 miles) to the south west of the shops and facilities of Holloway Road, and approximately 800 metres (0.5 miles) to the south of the amenities of Finsbury Park. Isledon Gardens is located approximately 200 metres (0.1 miles) to the north, and the Emirates Stadium is located approximately 800 metres (0.5 miles) to the south of the site.

Connectivity

The property is located approximately 800 metres (0.5 miles) south west of Finsbury Park Station providing access to the London Underground (Victoria and Piccadilly Lines), London Overground and Great Northern Rail, with direct services to Oxford Circus (10 minutes) for the West End, and Moorgate (14 minutes) for the City. (Source: TfL). Arsenal London Underground Station is located approximately 1.3 km (0.8 miles) from the site, providing access to the Piccadilly Line.

Numerous bus services are available along Isledon Road, 200 metres (0.1 miles) to the north west of the site, providing services into central London, including Kings Cross, Euston and Moorgate.



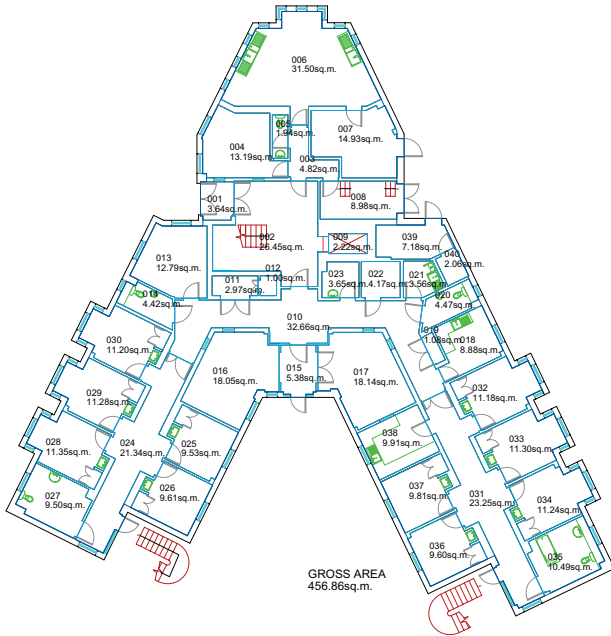
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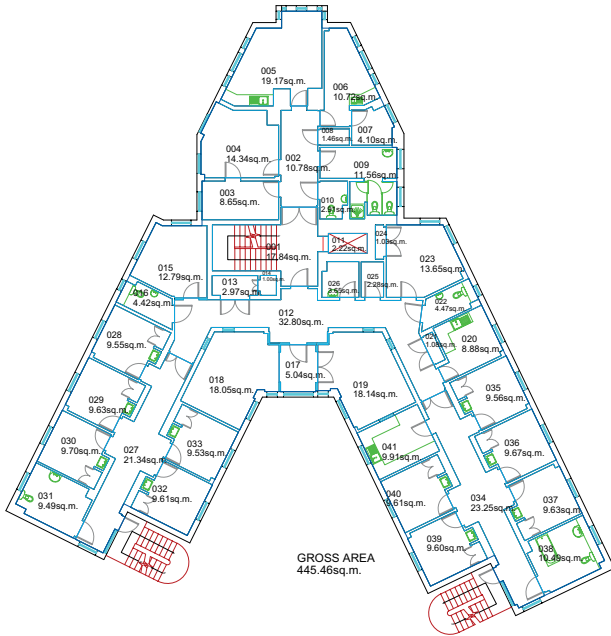
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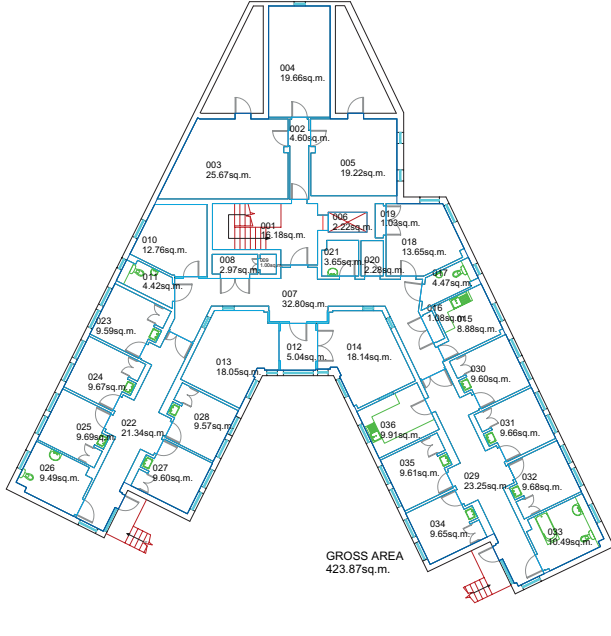
Floor Plans



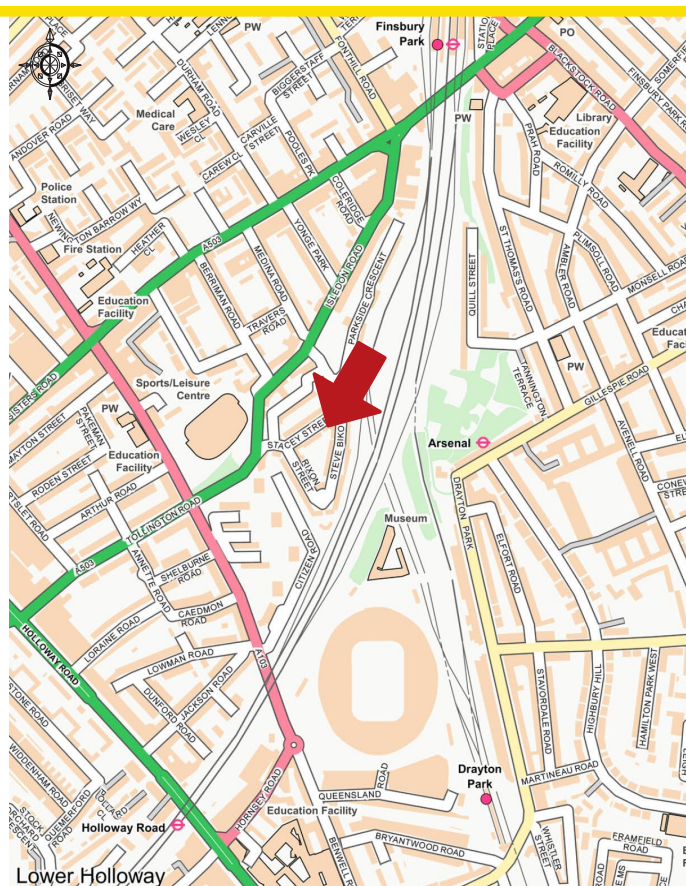
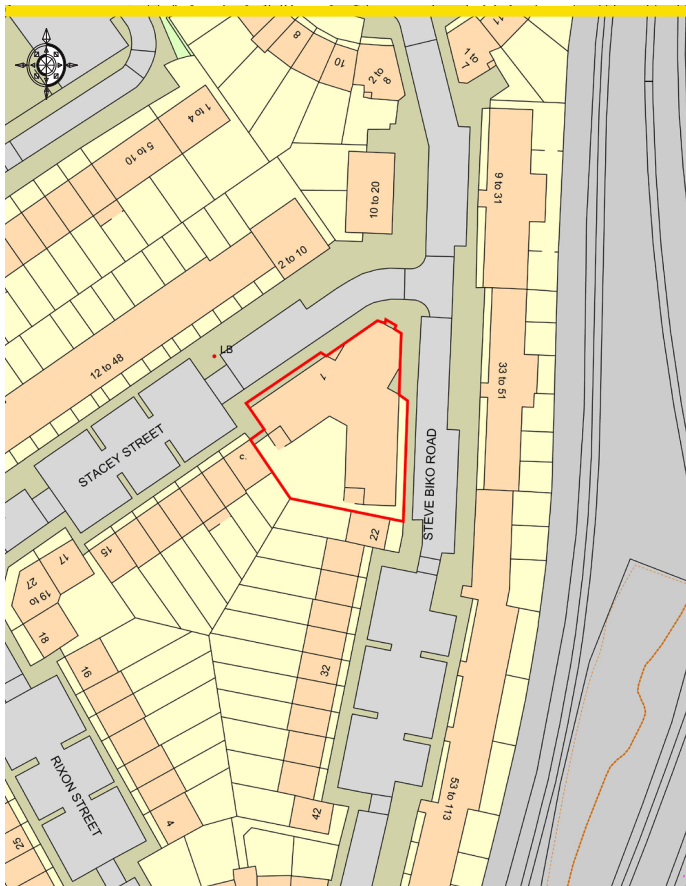
Ground Floor (not to scale)



First Floor (not to scale)



Second Floor (not to scale)



Planning

The property falls within the jurisdiction of the London Borough of Islington. The property is not within a Conservation Area and there are no listed buildings in the immediate vicinity. The building was most recently used as a residential care home (C2 use class). The property has potential for alternative uses, subject to the necessary consents.

Method of Sale

The property is for sale freehold by way of informal tender (unless sold prior).

EPC

The property has an EPC rating of B. The EPC Certificate and Recommendation Report are available on the dataroom.

VAT

The property is not elected for VAT.

Property Viewings

Viewings are strictly by appointment. Please contact the sole selling agents to make an appointment.

Further Information

A dedicated project data room has been set up and interested parties are able to register for login details at:

www.savills.com/staceystreet

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