

FOR SALE



RARE FREEHOLD DEVELOPMENT OPPORTUNITY

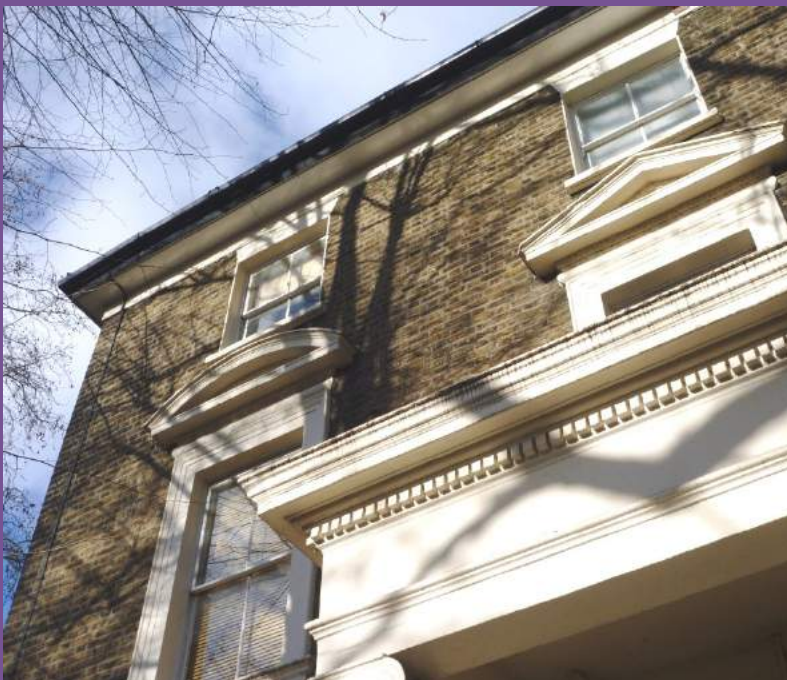
**114
GROSVENOR AVENUE**

**HIGHBURY
LONDON
N5 2NY**



SALIENT DETAILS

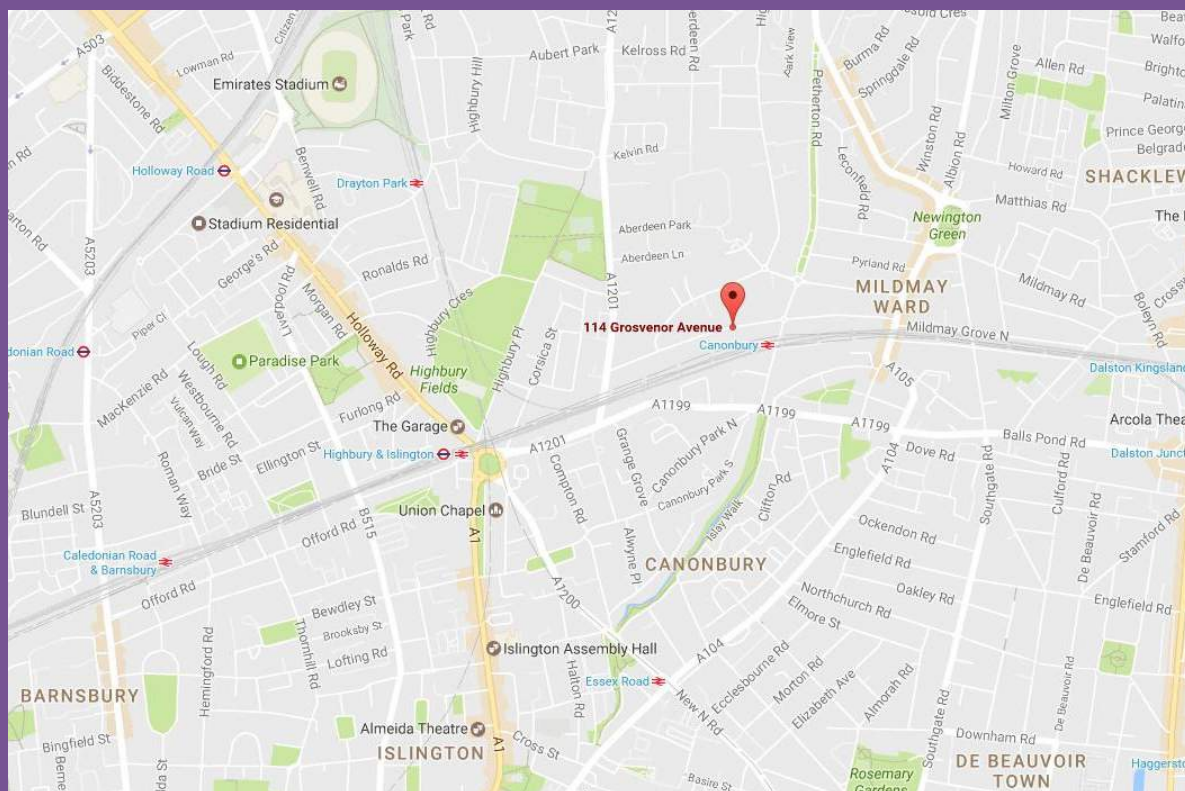
- Detached freehold building dating from the mid-1800s
- Situated in the leafy Highbury New Park Conservation area
- Planning consent for conversion into four residential apartments and one house
 - Current Use Class C2 (Residential Institutions)
- Near to excellent transport, retail and leisure amenities including Islington's Upper Street
 - Price On Application



LOCATION

The property is located at the western end of Grosvenor Avenue, close to the junction with Highbury New Park and within the Highbury New Park Conservation Area. This is a particularly attractive part of Islington, characterised by detached and semi-detached mid Victorian properties, with streets and avenues lined with mature trees.

The restaurants, shops and bars of Upper Street are approximately half a mile away to the West, however a number of excellent pubs and local shops are within a short walk of the property. Stoke Newington is less than half a mile to the East and offers an eclectic mix of independent restaurants and shops. Highbury Fields is approximately a 5 minute walk away. Islington's largest and most popular park, it offers a range of sporting facilities and is surrounded by stunning Georgian terraces.



COMMUNICATIONS

The building is located close to excellent transport links. Canonbury Overground Station is a short walk away and provides swift access to many popular locations, including Shoreditch and Stratford in approximately 15 minutes.

Access to the City of London, the West End, King's Cross / St Pancras and the East End is provided by nearby Highbury & Islington Station, situated approximately ten minute walk away. The station benefits from Underground, Overground and National Rail connections. The Victoria Line provides direct access to King's Cross and beyond to the central West End. The Overground service (also at Canonbury Station) provides access to Stratford, Dalston and Shoreditch to the East, Hampstead and down to Richmond to the West. Direct access to the City and 'Tech City' is provided by regular First Capital Connect Services.

Highbury & Islington Station – Approximate Journey times

Victoria Line – Journey times

King's Cross / St Pancras Station– 2 minutes

Oxford Circus Station– 7 minutes

Green Park Station – 9 minutes

Victoria Station – 11 minutes

Overground – Journey times

Dalston Junction Station – 4 minutes

Stratford Station – 15 minutes

Shoreditch High Street Station – 22 minutes

National Rail Services – Journey time

Old Street Station – 5 minutes

Moorgate Station – 7 minutes



HIGHBURY & ISLINGTON

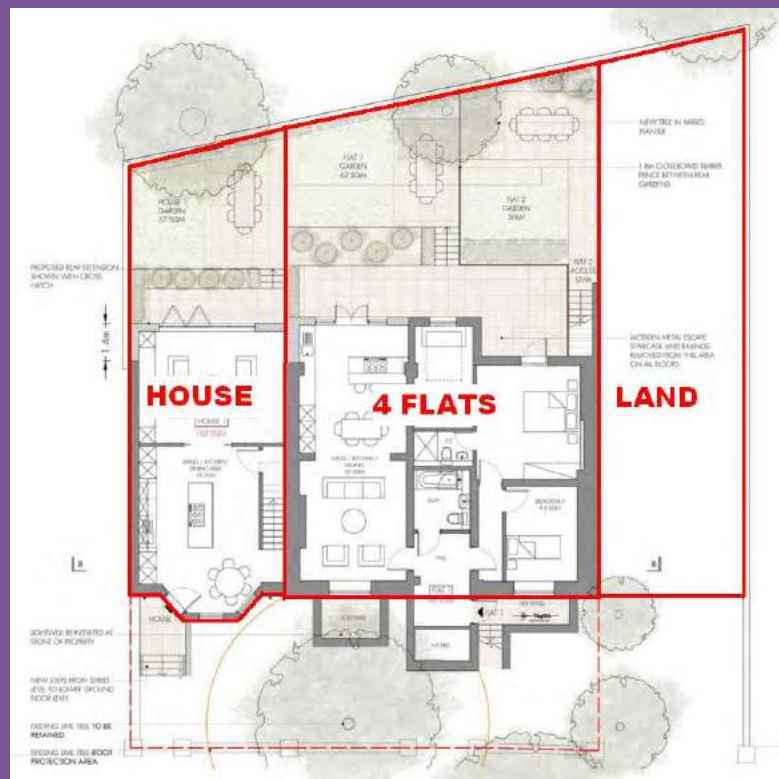
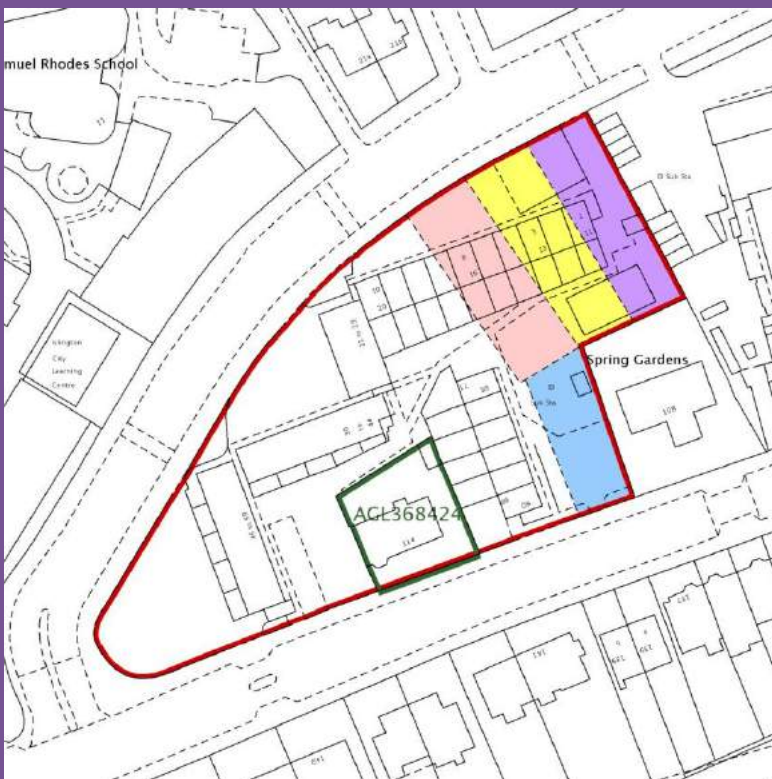
DESCRIPTION

114 Grosvenor Avenue is a mid-Victorian detached building that is typical of the area and period. The property is constructed from yellow London stock brick and the windows on the front façade have white stucco surrounds, with the ground floor windows also benefitting from pillar detailing. The property currently comprises of three storeys plus a basement level, together with a single storey bay on the western side of the building. The planning permission granted does provide for the excavation of the basement underneath the single storey bay providing further space at this level. The property was previously used as a residential care home. The property has now been stripped providing a blank canvas for developers. The property benefits from good floor to ceiling heights, in particular on the ground floor which measures up to approximately 3.65m.

The building is set back from the pavement of Grosvenor Avenue pavement by a small garden and low boundary wall. Access to the property is via a gateway that leads to a front door accessed by steps. In addition there is a separate stair access to the basement level at the front of the property. There is a substantial yard / garden area to the eastern side and rear of the property. This yard can be accessed by a gate to provide secure off road parking. The site measures approximately 570 sq m (6,130 sq ft).



THE SITE



INTERNAL FLOOR AREAS (GIA)

Floor	Sq. M.	Sq. Ft.
Second Floor	82.64	889
First Floor	96.95	1,043
Ground Floor	129.74	1,389
Basement	90.70	976
Total	400.02	4,297

PLANNING

Application No: P2016/1493/FUL

Planning has been granted (November 2016) for a change of use from former residential home (Use Class C2) to four self-contained residential flats and one house (Use Class C3), rear extension and reconfiguration of rear elevation, excavation at front and rear to form/extend lightwells together with landscaping and provision of refuse and cycle storage.

Community Infrastructure Levy (CIL) Liabilities

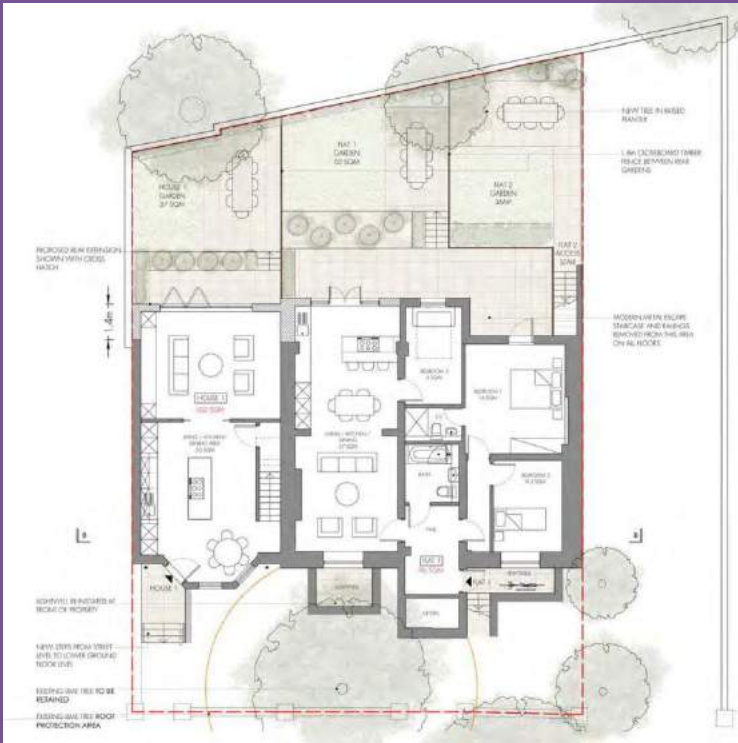
It is understood the following CIL liabilities are applicable:

London Borough of Islington CIL - £107,000.00

Mayoral CIL - £21,400.00

Total - £128,400.00

PLANNING



LOWER GROUND



UPPER GROUND



FIRST



SECOND

The proposed plans (above) show the main house converted into 4 flats of varying size and the west wing converted into a 3 bed house.

The proposed accommodation comprises:

- Flat 1 (3 bed / 4 person) 92 sqm | 990 sq ft
- Flat 2 (2 bed / 4 person) 83 sqm | 893 sq ft
- Flat 3 (2 bed / 3 person) 69 sqm | 743 sq ft
- Flat 4 (2 bed / 4 person) 82 sqm | 883 sq ft
- House 1 (3 bed) 102 sqm | 1098 sq ft

FURTHER INFORMATION

TENURE

Freehold

USE

LBI Planning Department has informed us that the current Use Class is C2 (Residential Institutions)

PLANNING

Please see previous pages for further details. The property is in the Highbury New Park Conservation area. The property might be suitable for alternative uses, such as B1 Office use, subject to gaining planning permission and other necessary consents.

VAT

We have been advised that the property is not elected for VAT.

PROPOSAL

Subject to contract

Price on Application

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through Joint Sole Agents:

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Tel: 0207 749 1041

www.coppingjoyce.co.uk

highbury.sales@hotblackdesiato.co.uk

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