

Former Church of St Saviours Aberdeen Park, London, N5

Opportunity Summary

- Incredibly rare once in a century opportunity to acquire the freehold of the historic Former St Saviours Church.
- Abundance of original character features retained within the 4,355 sq ft (GIA) building set within a 0.402 acre site.
- Impressive ceiling heights, providing potential for secondary/ mezzanine floor installations to increase the net internal area, subject to the necessary consents.
- Unique, secluded location within the private Aberdeen Park in Islington, north London, adjacent to Highbury Fields.
- Conveniently situated within a 5-10 minute walk from Highbury & Islington and Drayton Park stations.
- Offered with full vacant possession. Potential for alternative commercial or residential uses, subject to planning.



The Opportunity

Offers are sought in excess of **£1,850,000** for the benefit of the freehold interest. A sale at this level would reflect a capital value of c.**£425 per sq. ft.**

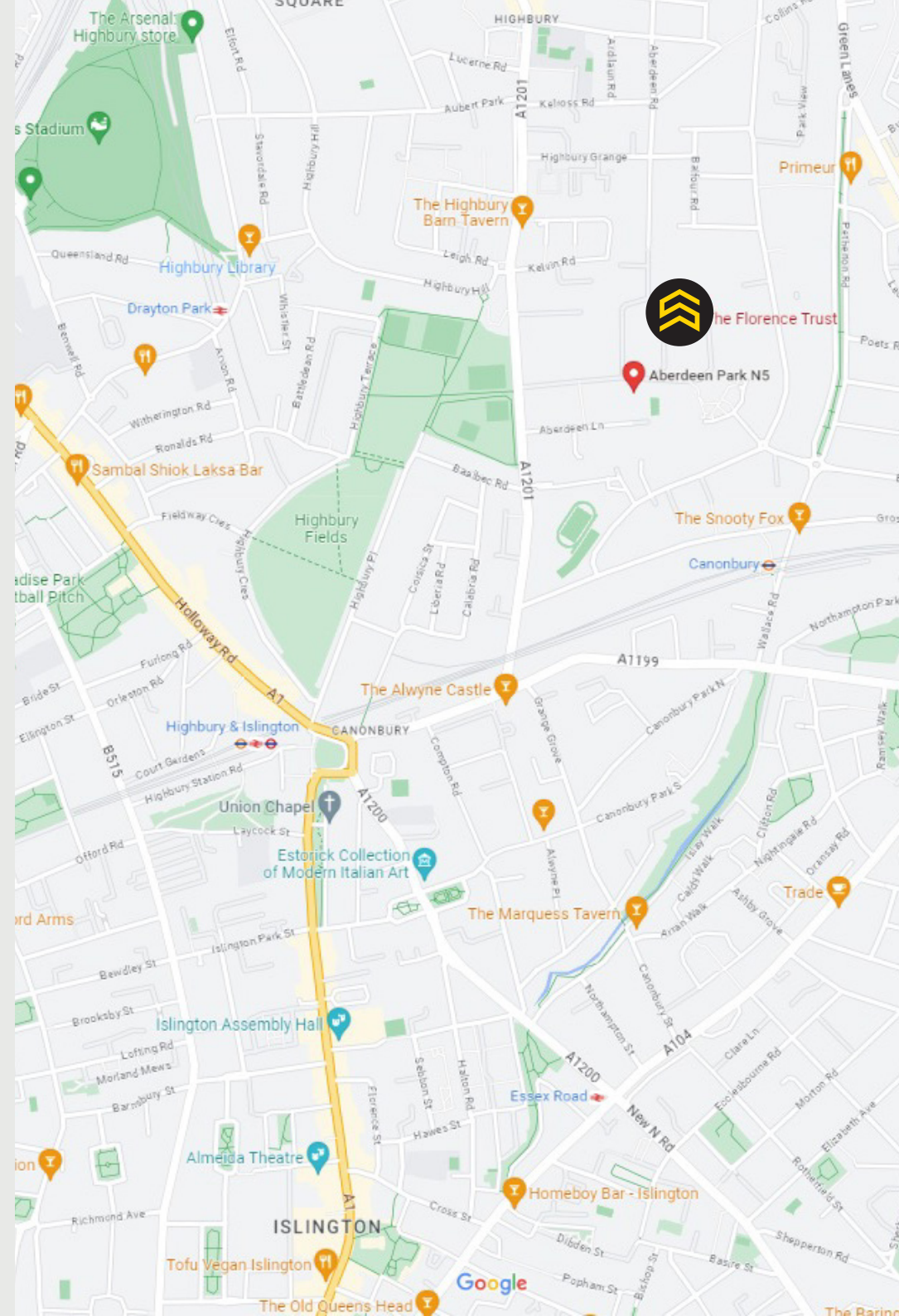
Location & Situation

The site is located within the London Borough of Islington in north London in a much sought-after residential and commercial neighbourhood.

The property is situated within the private gated Aberdeen Park, accessible via Highbury Park Road (A1201), which comprises predominantly residential dwellings. The public open space of Highbury Fields is located a short walk away, with the extensive retail and leisure amenities at Highbury & Islington, and Upper Street being within a 10-minute stroll.

The property is easily accessible, with the following stations within a 5-10 minute walk:

- Highbury & Islington station – Victoria line, Great Northern/National Rail, and Overground services
- Drayton Park station – Great Northern/National Rail services
- Arsenal station – Piccadilly line
- Canonbury station – Overground services



The Property

The Site comprises the Grade I listed former Anglican church of St Saviours in Aberdeen Park, London N5, constructed in 1865/66 in a neo-gothic style.

The former church building comprises a three-bay chancel with north and south isles, and north vestries, north and south transepts, a nave of two-and-a half bays, and an octagonal tower and spire to crossing. The Site is located in the Highbury East Ward of LBI, within the Aberdeen Park Conservation Area (CA). The surrounding area is therefore characterised by generous residential properties; many of which are listed, in a quiet, leafy neighbourhood.

The use of the building as a church ceased in 1981. Since 1990 the building had been leased to an arts charity, The Florence Trust, which used the space to host around 12 artists on 12-month residencies via sub-division with temporary timber and plasterboard partitions, to provide each artist an area within the building. These were private leases operated by the Trust, with residents selected carefully based on certain criteria.

The property is now being looked after by a caretaker under a short-term licence to occupy. Neither the building nor the grounds are open to the general public/community.

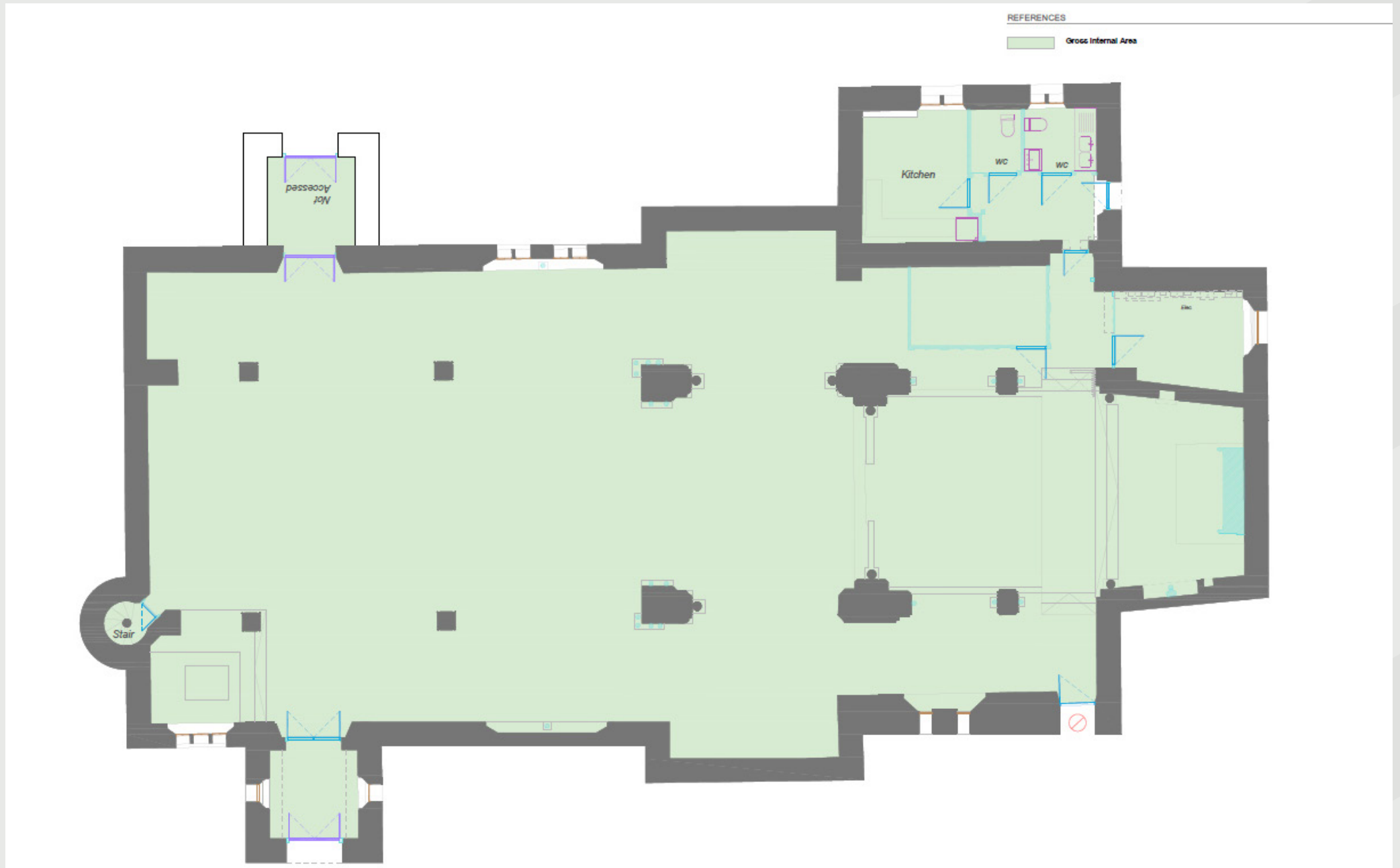
Accommodation

Floor	GIA Sq ft	GIA Sq m
Ground	4,355	404.59
Total G	4,355	404.59

A geometric report/measured survey is available upon request.

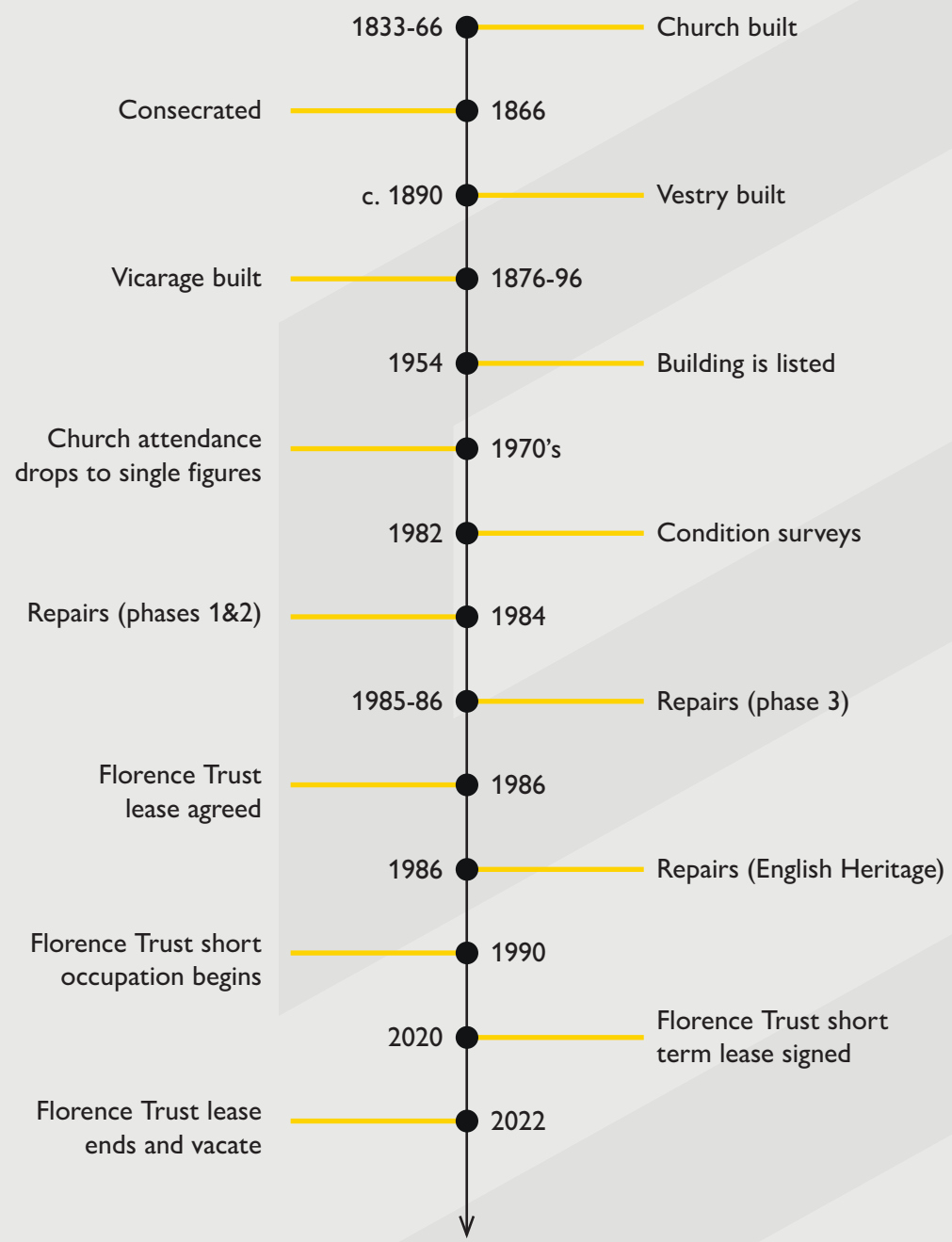


Floor Plan

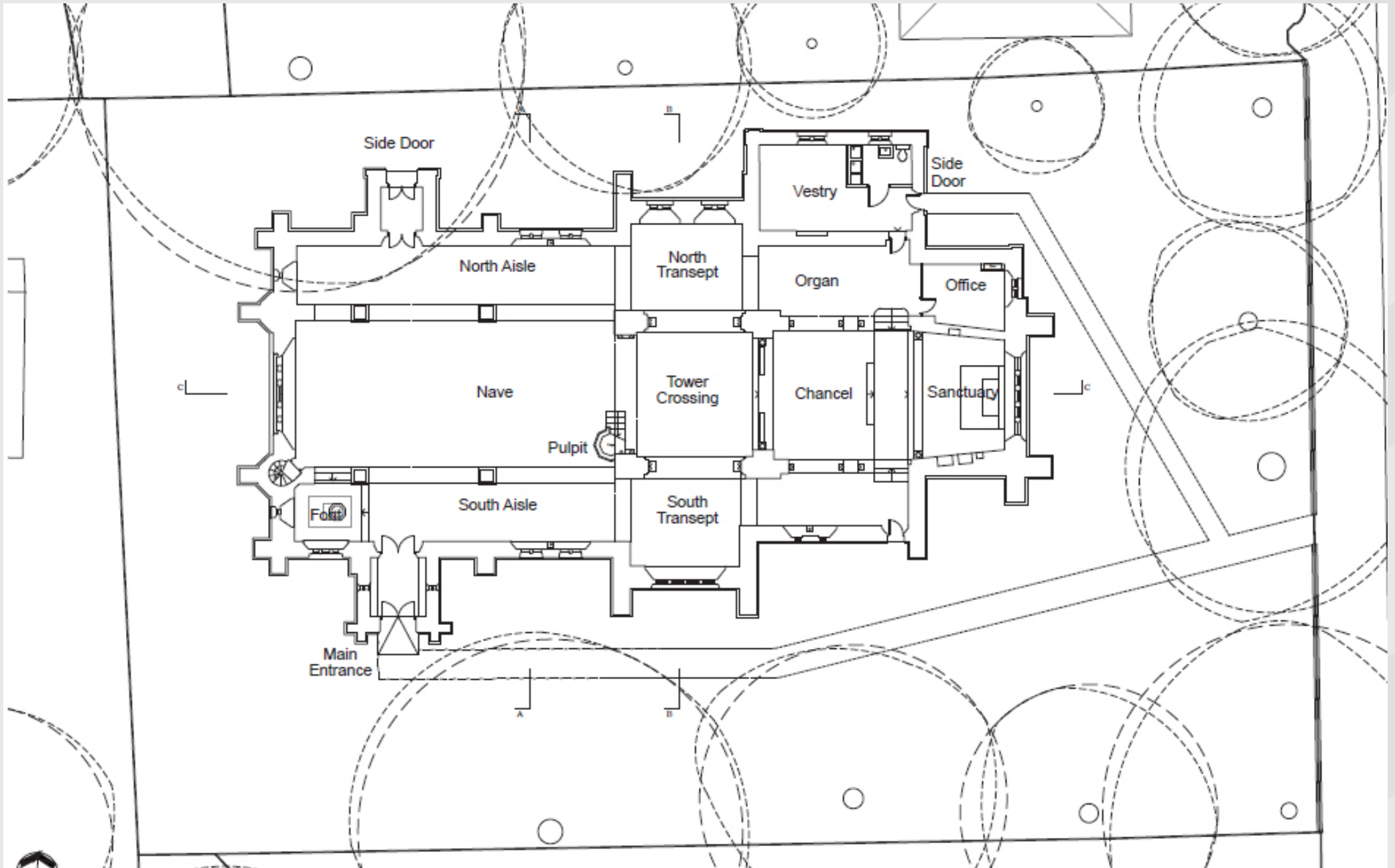




History Timeline



Site Plan





Salviati

We are aware that the mosaic located at the altar of St Saviours Church was installed by world renowned glass makers, Salviati, who have a strong following in the art world.



Salviati were glass makers and mosaicists in Murano, Venice and also in London, working as the firm Salviati, Jesurum & Co. of 213 Regent Street, London; also as Salviati and Co. and later (after 1866) as the Venice and Murano Glass and Mosaic Company (Today Pauly & C. - Compagnia Venezia Murano).

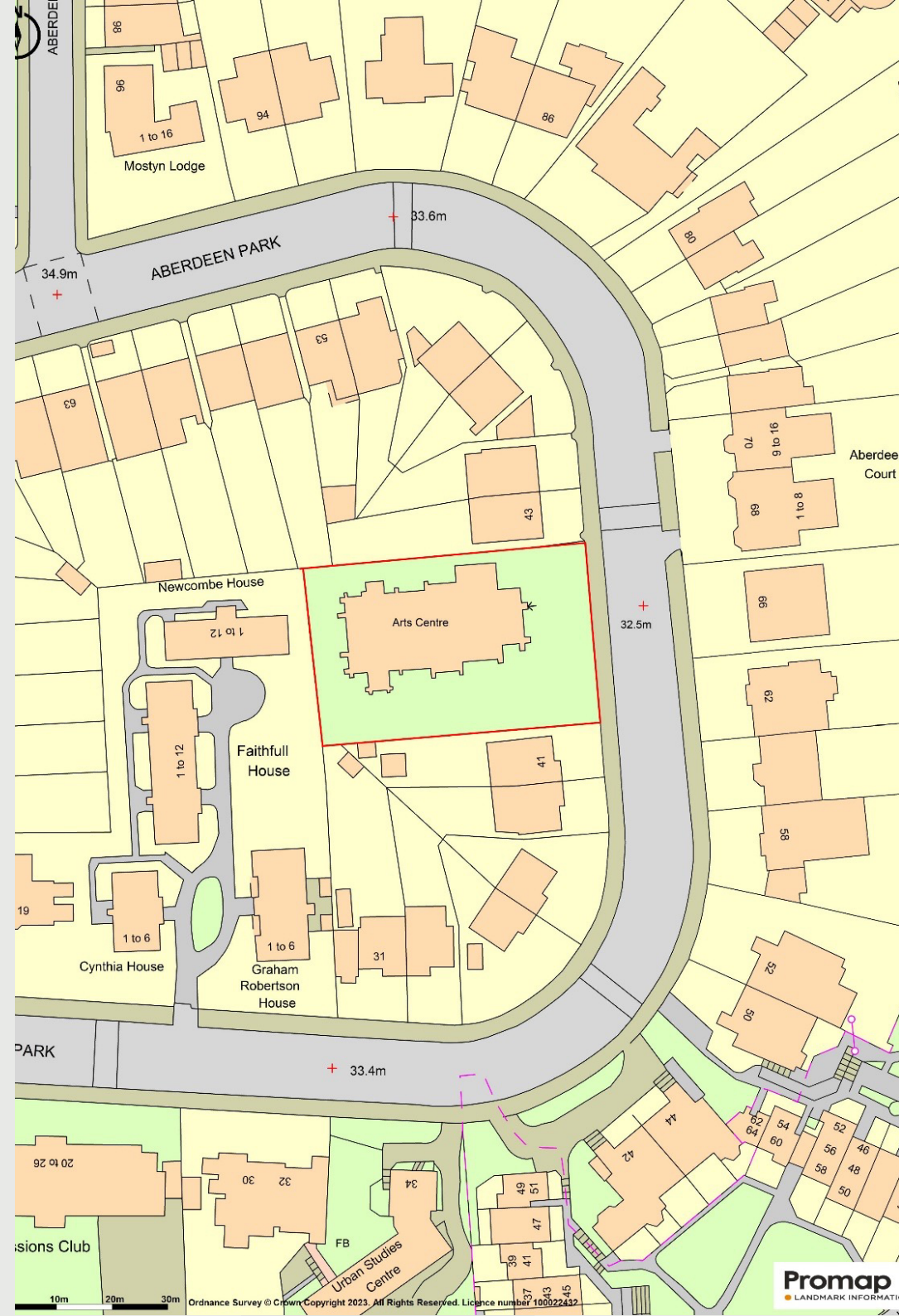
Many famous mosaics were made by Salviati. These are in famous landmark buildings including:

- The Houses of Parliament, London
- The Paris Opera House, France
- The Albert Memorial, London
- Westminster's Altar Screen, London
- Westminster Cathedral, London
- St Paul's Cathedral, London
- Ajuda National Palace, Lisbon
- The Council House, Birmingham
- Saint Mark's Cathedral, Venice
- The Chamberlain Memorial, Birmingham
- St David's Cathedral, Wales

Tenure

The property is held freehold on title EGL568803. The freehold site area extends to 0.402 acres (0.163 ha).

There is an existing informal licence agreement with a private individual, acting as caretaker, however vacant possession will be delivered at completion.





Vendor

The property is marketed on behalf of the Diocese of London and the Church Commissioners for England (charity registration number 1140097). The Diocese will review and present offers, accompanied by a recommendation, to the Church Commissioners who will act as vendor.

Sales Process

The property is offered for sale by private treaty. Any offer should specify the proposed use or uses, and the vendor will determine which, if any, offers are taken further. Any successful offer or will be asked to provide proof of funds along with the likely acceptability of their proposal by the London Borough of Islington Council's planning authority. The vendor will also take into account the suitability of the proposed use in light of the previous religious use. The sale will then be conditional on the outcome of the publication of a draft legal Scheme under the provisions of the Mission and Pastoral Measure 2011, including a statutory period of public consultation, and the prospective purchaser being granted planning and listed building consent for their proposals.

Planning

The property is located within the administrative boundary of the London Borough of Islington.

The property falls within the Aberdeen Park Conservation Area.

The property is Grade I listed.

Technical Information

A data room containing all technical information pertaining to the building is available upon request.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details available on request.

Mission and Pastoral Measures 2011

Any sale will be subject to and in accordance with The Church of England's Mission and Pastoral Measure 2011.

EPC

The building is EPC exempt.

VAT

To be confirmed.

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Viewing & Further Information

Joe Tallis-Chisnall

07970 280 653

joe.tallischnisnall@strettons.co.uk

Jon Cuthbert

07817 657 901

Jon.cuthbert@strettons.co.uk

Tom Schwier

07583 037 559

Tom.schwier@strettons.co.uk



Further Information

[View on Website](#)

Strettons for themselves and for the vendors of this property give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use, lease details and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Strettons has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract. October 2023