



All enquiries Ref: Brian Grante



- Freehold two floor mid terrace house requiring updating
- Previous planning permission for rear extension
- Full vacant possession

#### Location:

Shopping amenities are available locally within Finsbury Park with a more comprehensive range of shops, bars and restaurants found in Camden Town and Central London both lying to the south west. Public transport links are available at Finsbury Park Rail Station located to the east and at Arsenal London Underground Station (Piccadilly Line) lying to the south east along with a network of local bus services serving the surrounding areas. The property is served by road links including the A103 and the A1 located to the west. Recreational pursuits can be found at Whittington Park lying to the west or at Finsbury Park.

#### Accommodation:

First floor: Two bedrooms, bathroom/WC

Ground floor: Two reception rooms, dining room, kitchen, cloakroom/WC

Outside: front and rear gardens

#### Planning:

Planning permission granted by the London Borough of Islington on 26/10/16 for full width single storey, alteration to first floor, formation of roof terrace and alterations to rear extension including new windows (Ref – P2016/3457/FUL).

#### Planning link:

<https://planning.islington.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=445318&XSLT=/Northgate/>

#### Proposed additional accommodation:

First floor: third bedroom and terrace

Ground floor: extended living room/dining room/kitchen

#### To view:

Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.



Figure 3.3 Rear elevation

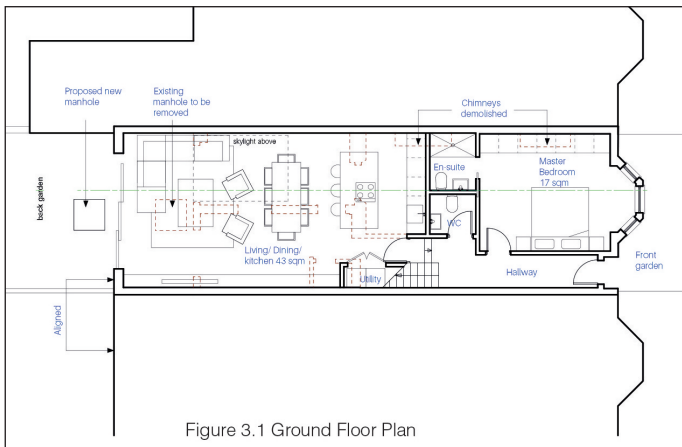


Figure 3.1 Ground Floor Plan

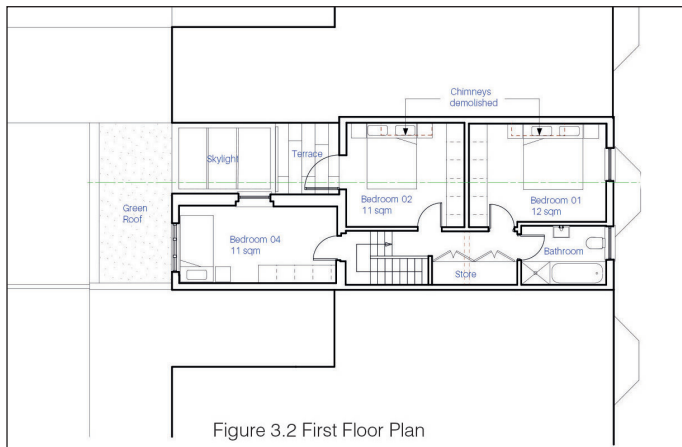


Figure 3.2 First Floor Plan