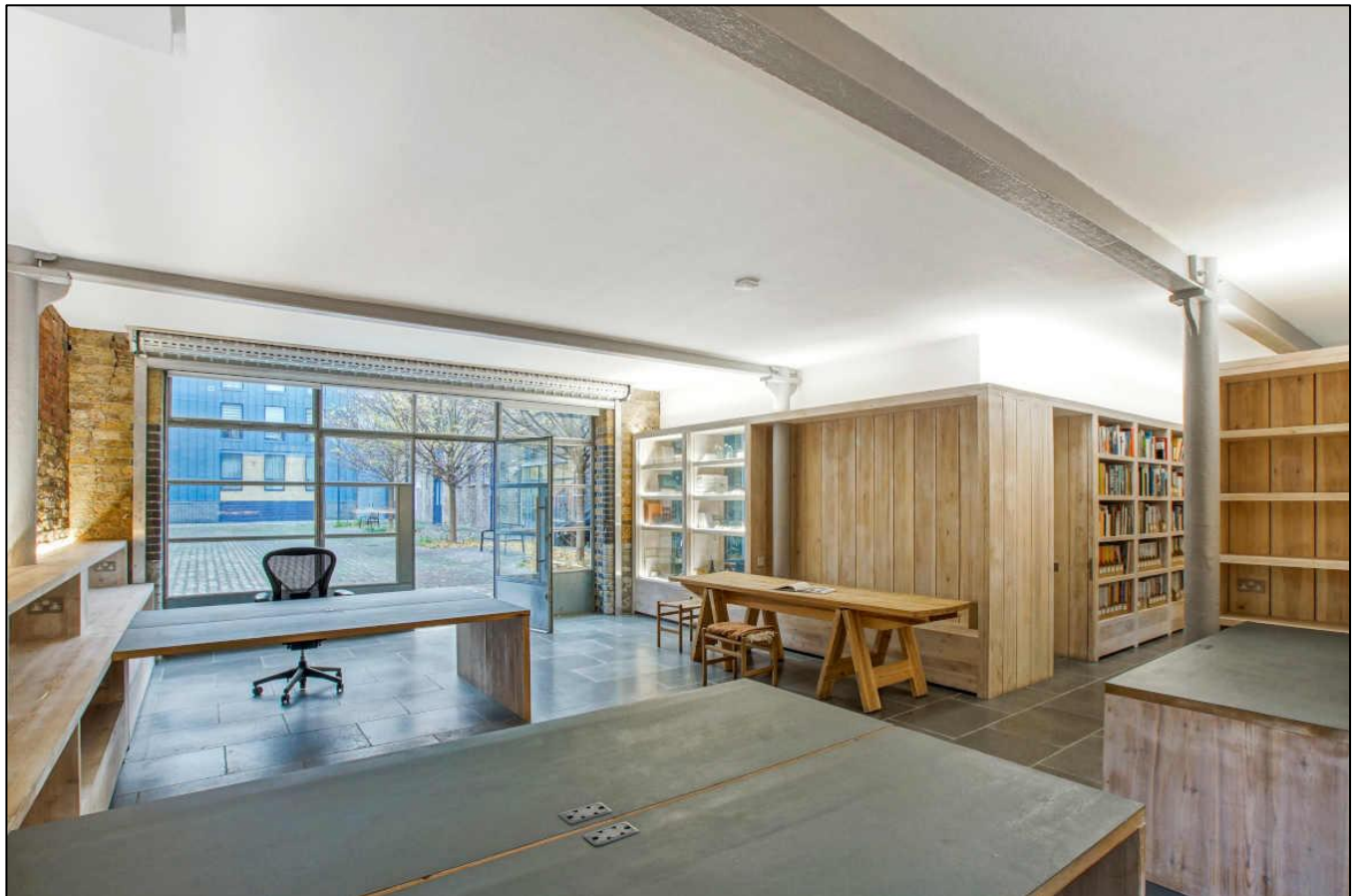


Commercial Space

Self-contained, ground floor studio located beside Kingsland Basin

FOR SALE

Units EG1 A & B, 24 Hertford Road, London N1 5QT



LOCATION

The property is located in De Beauvoir, within a gated courtyard beside Kingsland Basin. The building is accessed via Kingsland Towpath and Hertford Road.

The local area is popular among young professionals and creatives. Local amenities are excellent with the following hot spots on the doorstep; Duke of York, Toconoco, Arepa & Co, Towpath, By the Bridge Café, WaterHouse Hoxton and The Stag's Head.

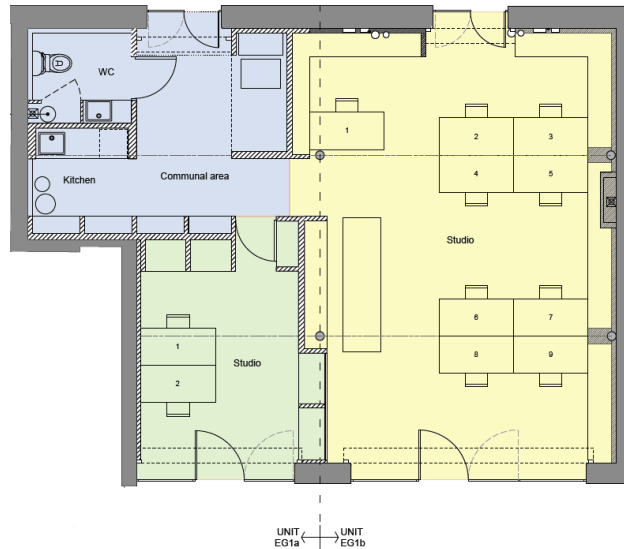
TRANSPORT

Haggerston (Overground)
Hoxton (Overground)
Dalston Junction (Overground)
Various bus routes
Santander cycles

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein; and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT.





Indicative floor plan – not to scale

DESCRIPTION

A stylish ground floor studio set within a Grade II Listed converted stable beside Kingsland Basin.

The self-contained, design led studio has been finished to an exceptional standard.

HIGHLIGHTS

- Gated canal side courtyard
- Grade II Listed
- Converted stable
- Good floor to ceiling heights
- Large Crittall double glazed windows
- Exposed brickwork
- Stone flooring with underfloor heating
- Bespoke joinery
- Up lighting
- Kitchen
- W/C
- Security shutters

APPROXIMATE FLOOR AREA

	Gross Internal	Net Internal
Ground	1,048 sq. ft.	1,004 sq. ft.
	97.4 sq. m.	93.3 sq. m.

USE CLASS

Class E

FOR SALE

The premises are offered for sale on the basis of a 250 year long leasehold interest from 5th February 2016 (244+ years remaining).

PURCHASE PRICE

£795,000 plus VAT.

GROUND RENT

Subject to an annual ground rent of £600 which doubles every 50 years.

SERVICE CHARGE

The service charge, insurance and sinking fund is passing at £5,898.77 per annum plus VAT.

BUSINESS RATES

The property has a rateable value of £19,250 making rates payable £9,605.75 for 2021/22.

This figure does not take into account any phasing or transitional relief which may apply.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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