

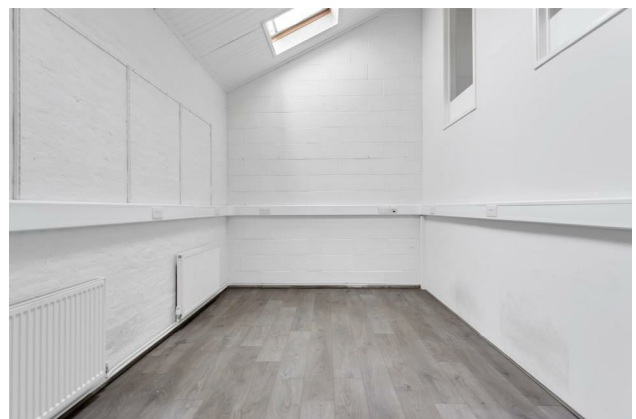
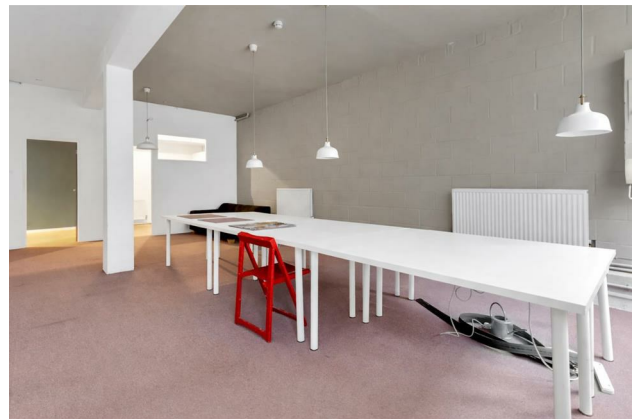
# HUNTERS®

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**Blackstock Mews, London, N4**

**Price £1,000,000**

Property Images



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## Property Images

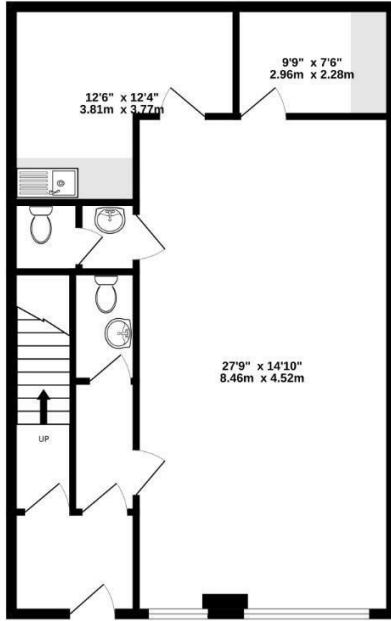


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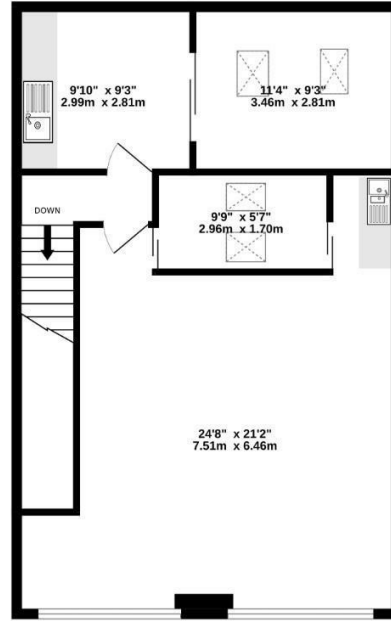
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## Floorplan

GROUND FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



FIRST FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 1591 sq.ft. (147.8 sq.m.) approx.

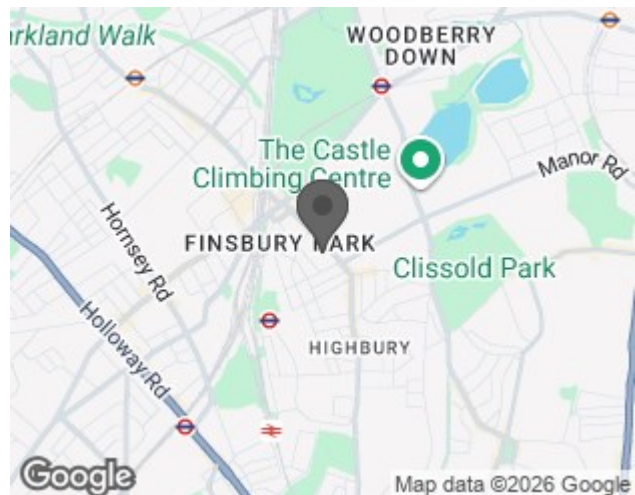
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropole 03/02/20



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Mews Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

Available chain free, this spacious split-level mid-terrace commercial mews property presents a rare opportunity to acquire a building with planning approval already in place to convert into a substantial five-bedroom house or live/work unit. There is also potential for alternative configurations, including conversion into two dwellings, subject to the necessary consents (STPP).

Currently arranged as flexible studio and office accommodation extending to approximately 1,591 sq. ft. (147.8 sq. m.), the property offers excellent internal volume, strong natural light via skylights and large windows, and a layout that readily lends itself to residential reconfiguration in line with the approved scheme.

Blackstock Mews is a gated and tucked-away setting just off Blackstock Road, providing a quiet environment while remaining close to a wide range of local amenities. Finsbury Park Station is within easy reach, offering Victoria, Piccadilly and National Rail connections, while Highbury, including the popular Highbury Barn and its independent shops, cafés and restaurants, is also nearby.