

A Freehold Owner Occupier / Development Opportunity



40 DUNCAN TERRACE
Islington | London | N1 8AL

allsop



Executive Summary

Freehold Georgian Grade II Listed
Townhouse in the heart of Islington

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Being sold for the first time in over 55 years

~

Existing building extends to 3,829 sq ft
(355.7 sq m) GIA of accommodation

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Excellent asset management opportunity
with potential to refurbish, re-let or
redevelop the property (subject to obtaining
necessary consents)

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Located adjacent to Regent's Canal within
immediate vicinity of Upper Street

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Close proximity to Angel and King's Cross
St Pancras stations

PROPOSAL

Offers are invited in excess of
**£3,500,000 (Three Million Five
Hundred Thousand Pounds)** for the
Freehold interest, subject to contract.



King's Cross
Station

Angel Central
Shopping Centre

Camden
Passage

Islington
High Street

Business
Design Centre

Barnard
Park

Islington
Green

West
End



Angel
Station

Colbrooke
Row Gardens

Regents
Canal

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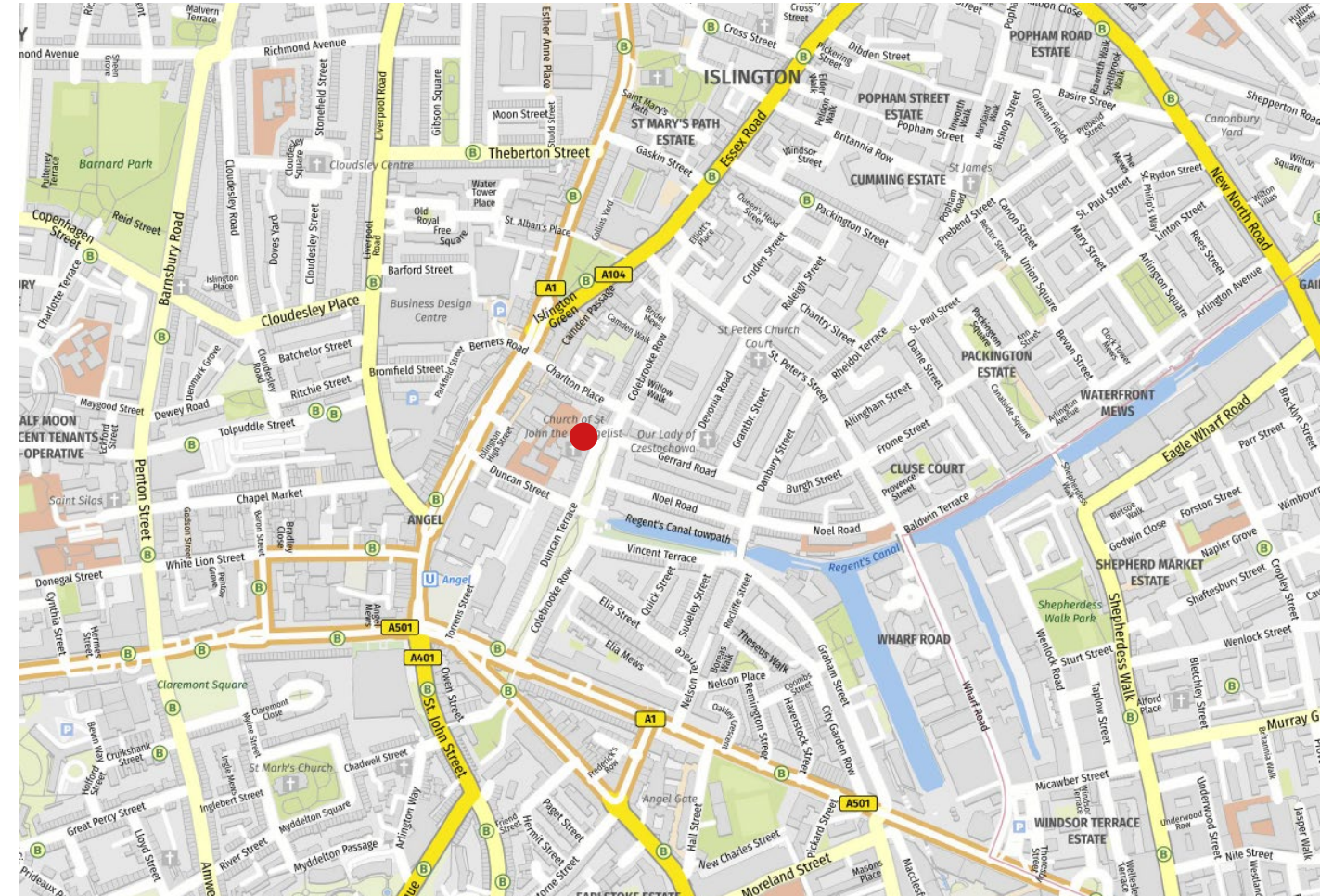
LOCATION

The property is located on Duncan Terrace within Angel in the heart of the London Borough of Islington. Located 2 miles north of Central London, Angel and Islington are desirable residential locations with significant demand in both the sale and rental market, achieving prime residential values. Islington is known for its mix of period streets, local shops, cafés, restaurants and cultural venues.

The property is situated within the Duncan Terrace/Colebrook Row conservation area. The immediate vicinity comprises London Stock Brick Georgian Terraced houses, some of which are individual houses and some of which have been converted into flats. The property is situated adjacent to St John the Evangelist RC Church, a neo-Romanesque brick church built in the 1840s and designed by J. J. Scoles, with which the former convent is associated.

Duncan Terrace runs parallel to Islington High Street (A1). Islington is an affluent area that is characterised by excellent supply of retail and leisure provision including exclusive boutiques, renowned restaurants, hotels and high value residential properties. Camden passage is situated behind Duncan Terrace and has a number of independent shops and cafes.

The property is fronted by Colebrooke Row Gardens. The wider area benefits from a number of accessible green spaces, including Highbury Fields, Clissold Park and several historic garden squares.





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CONNECTIVITY

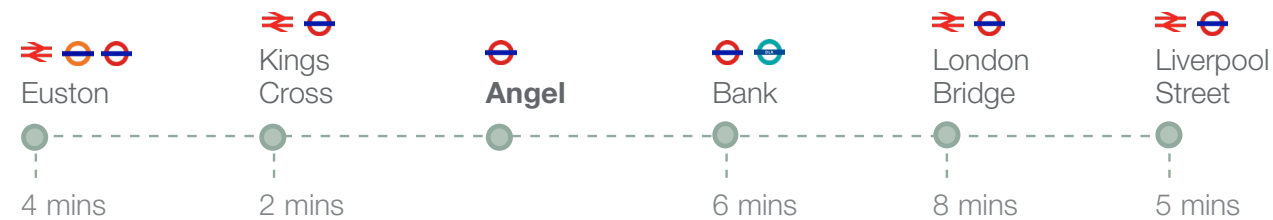
A well-connected North London Borough, just minutes from Central London.

RAIL



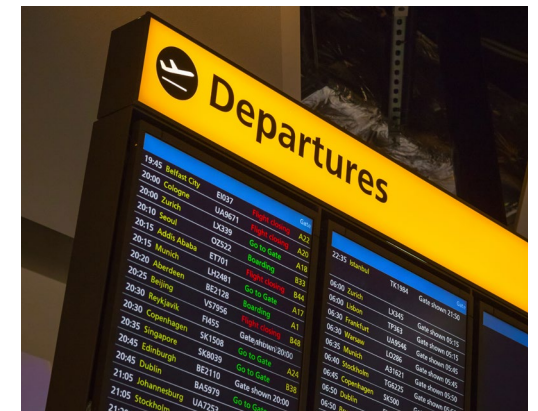
40 Duncan Terrace boasts excellent connectivity being located 0.2 miles north from Angel station, (Northern Line) and 0.9 miles northeast from King's Cross underground station (Circle & Hammersmith, Metropolitan, Northern, Piccadilly and Victoria Lines).

The property also benefits from access to the wider rail network via Kings Cross St Pancras and Essex Road station (Great Northern Rail) located 0.6 miles northeast.



ROAD

The property benefits from excellent road connections. The A1 (Upper Street) runs adjacent to Duncan Terrace, providing direct access to the M1 and A406. The A501 (London Inner Ring Road) is located 0.2 miles south and connects West to East London.



AIRPORT

London City Airport is located 9.2 miles south east, accessible within 30 minutes via public transport and 45 minutes via road.

Heathrow Airport and Luton Airport are accessible via public transport in 1 hour.



9.2 miles
LONDON CITY
AIRPORT

1 hour (via public transport)
HEATHROW &
LUTON AIRPORT



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TENURE

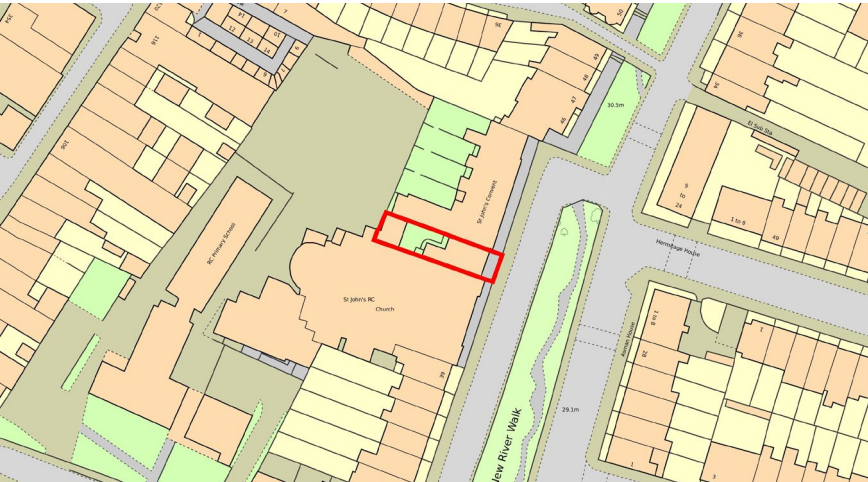
Freehold. Title: NGL89244

DESCRIPTION

40 Duncan Terrace comprises an attractive, Grade II listed mid-terrace Georgian house. The property is of traditional London stock brick, with stucco elevations across the ground and basement floors. The property benefits from sash fenestration, with a cast iron balcony running across the first floor and Juliet balconies on the second floor. The property is situated adjacent to St John the Evangelist RC Church, a neo-Romanesque brick church built in the 1840s and designed by JJ Scoles.

Internally, the property is arranged over basement, ground and upper three floors and extends to 3,829 sq ft (355.7 sq m). The ground floor is currently arranged to provide a number of well sized reception rooms, with period features and high ceilings. The basement is arranged to provide a kitchen, laundry room and storage and benefits from private access from the street via a separate entrance, as well as access to the garden to the rear. The upper floors are arranged to provide bedrooms, with bathrooms located to the rear on half levels.

There is a large single room extension accessed via a fully glazed walkway which benefits from access to the rear courtyard.



For identification purposes only



FLOOR	SQ FT	SQ M
Basement	753	69.95
Ground Floor	1,111	103.21
First Floor	696	64.66
Second Floor	684	63.54
Third Floor	585	54.35
TOTAL	3,829	355.71



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ISLINGTON RESIDENTIAL MARKET

Islington and Angel are some of London's most desirable residential locations. Limited new supply and planning restrictions continue to support both rental and owner-occupier demand resulting in strong activity in both the lettings and sales markets. This mix of limited supply and rising interest has created a highly active environment where well-presented properties remain in high demand, particularly in prime central locations around Angel. This sales market is coinciding with consistent rental growth.



10.9% increase in sold prices in Islington in last 5 years



7% fall in available homes for sale year-on-year



£620,000 average price paid by first time buyers in June 2025



6.1% rental growth, with average monthly rents now at **£2,697**



6% increase in sales activity



10% increase in rental agreements

(Source: ONS, Land Registry)





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ASSET MANAGEMENT AND REDEVELOPMENT OPPORTUNITIES

Local Planning Authority

Islington Council

T: 020 7527 2000

E: planning@islington.gov.uk

W: <https://www.islington.gov.uk/planning>

The property is situated within the Duncan Terrace/Colebrook Row conservation area and is Grade II listed (no.1195581). As a result, the property is subject to a number of designations relating to conservation and the protection of the historic character of the surroundings.

The property offers an excellent opportunity for conversion into alternative uses subject to planning policy and necessary consents and enduring any alterations to the properties are undertaken sensitivity.

Alternative uses include:



Single townhouse refurbishment



Conversion into flats



Conversion to a nursery or school



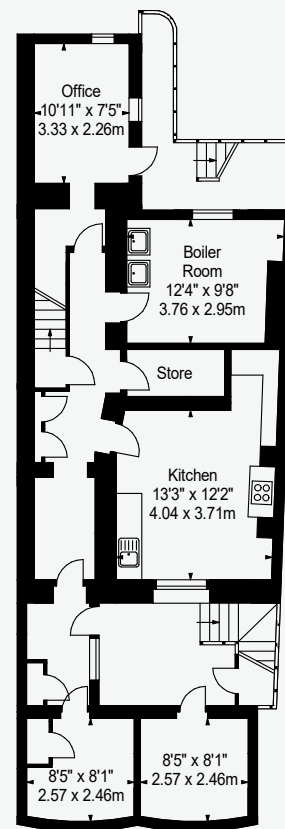
Conversion to a hostel/HMO



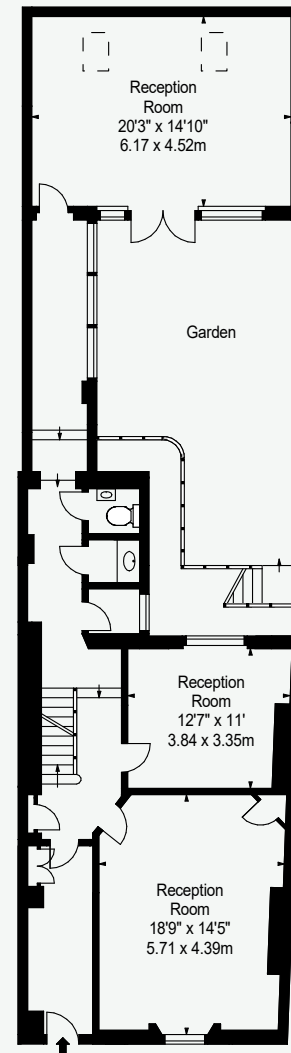


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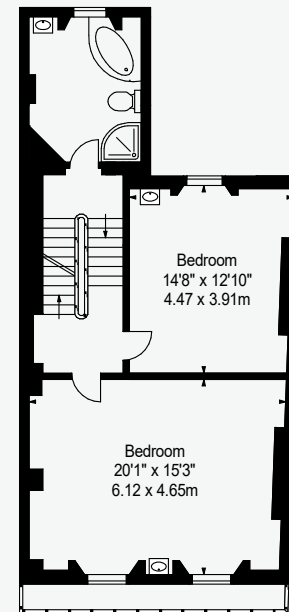
FLOOR PLANS



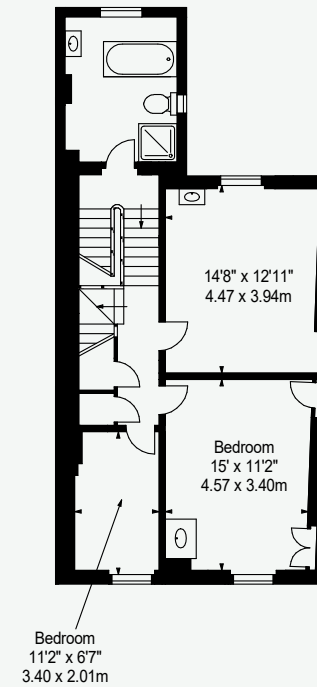
LOWER GROUND FLOOR



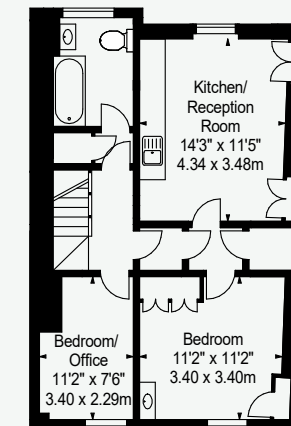
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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FURTHER INFORMATION

Further information can be found on the dataroom. For access please use the following link:

Duncan Terrace - Dataroom

EPCs

Available within the data room.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

PROPOSAL

Offers sought in excess of **£3,500,000 (Three Million Five Hundred Thousand Pounds)** for the Freehold interest, subject to existing tenancies and subject to contract.

CONTACTS

For further information or to make arrangements for viewing please contact:

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