London NW5
1 & 3 Southampton Road, Kentish Town NW5 4JS

- **Two Freehold Buildings**
- Internally arranged to provide Two Retail Units and Three Residential Units
- GIA Approximately 247 sq m (2,666 sq ft)
- Planning Permission Granted for Conversion of Retail to provide Residential Accommodation
- Possible Potential for Reconfiguration and Extension subject to obtaining the necessary consents

Vacant Possession

NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View
The property will be open for viewing every Tuesday and Saturday before the Auction between 12.45 – 1.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Sookias and Sookias (Ref: RS).
Tel: 020 7465 8000.

VACANT – Two Freehold Buildings

Tenure
Freehold.

Location
The property is located on the west side of Southampton Road just to the south of its junction with Kingsford Street. Local shops and amenities can be found along Southampton Road and nearby Kentish Town to the east. Local buses run along Southampton Road and Belsize Park Underground Station (Northern Line) is easily accessible to the west.

Description
The property comprises two terrace buildings each arranged over ground and two upper floors. The properties are internally arranged to provide a total of two retail units and three residential units.

Accommodation

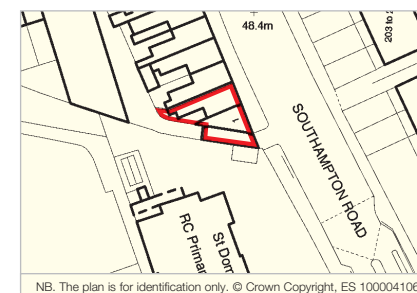| No.	Unit	Floor	GIA	
1	Retail	Ground	16.456 sq m	(177.13 sq ft)
	Unit 1	First	62.85 sq m	(676.5 sq ft)
	Unit 2	Second	49.9 sq m	(537.25 sq ft)
3	Retail	Ground	41.07 sq m	(442.1 sq ft)
	Unit 3	First & Second	72.49 sq m	(780.21 sq ft)
		Total GIA approx	**247 sq m**	**(2,666 sq ft)**

Planning
Local Planning Authority: London Borough of Camden.
Tel: 0207 974 4444.
The Property is to be offered with planning permission (Application Ref: 2014/3371/P) for change of use from retail (Class A1) to residential to create a two bedroom flat (Class C) at ground floor level.