

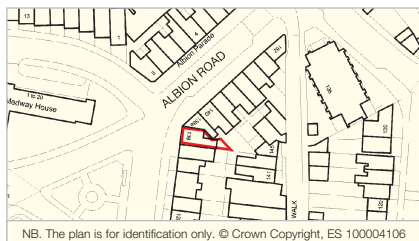
London N16

138 Albion Road, Stoke Newington N16 9PA

- **A Well Located Freehold Mid Terrace Building**
- Internally arranged to provide a Ground Floor Retail Unit (Use Class A1) together with Basement Storage and a Self-Contained First and Second Floor Maisonette providing Four Bedroom Accommodation
- Retail Unit subject to an Occupancy
- Maisonette Vacant
- The maisonette offers possible potential to sub-division subject to obtaining all necessary consents
- Close to Clissold Park and Stoke Newington Church Street

Part Vacant

BY ORDER OF LPA RECEIVERS



To View

The property will be open for viewing every Tuesday before the Auction between 11.00 – 11.30 a.m. and Thursday before the Auction between 1.30 – 2.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Shoosmiths LLP
(Ref: Aaron Harlowe).
Tel: 03700 864219.
Email: aaron.harlowe@shoosmiths.co.uk

PART VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the east side of Albion Road (B104), opposite its junction with Carylfort Road. A variety of local shops, coffee shops and amenities is available along Albion Road and Stoke Newington Church Street. Regular bus services run along Albion Road. Stoke Newington and Canonbury Rail Stations are approximately 0.9 miles to the north and 0.8 miles to the south respectively. The B104 provides access to the A10 and in turn the A406 (North Circular Road), M1, M11 and M25 Motorways. The open spaces of Clissold Park, Clissold Leisure Centre, Betty Layward Primary School and Stoke Newington School and Sixth Form are all within close proximity.

Description

The property comprises a mid terrace building arranged over basement, ground and two upper floors beneath a flat roof. Internally, the property is arranged to provide a ground floor retail unit with basement storage together with a self-contained first and second floor maisonette.

Accommodation

The property was not fully inspected or measured by Allsop. The following information was obtained from a valuation report. We are informed that the property provides:

Ground Floor Retail

Main Area	37.0 sq m	(398 sq ft)
Zone A	22.0 sq m	(237 sq ft)
Zone B	15.0 sq m	(161 sq ft)
Rear Area	12.5 sq m	(135 sq ft)
Basement Storage	50.0 sq m	(538 sq ft)

Maisonette

First Floor – Two Rooms, Kitchen, Bathroom with WC/wash basin
Second Floor – Three Rooms

Total GIA	125.3 sq m	(1,349 sq ft)
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Tenancy

The receivers understand the retail unit is occupied by the Borrower.

Planning

Local Planning Authority: London Borough of Hackney.
Tel: 0208 356 3000.

The maisonette may afford possible potential to split into two self-contained flats, subject to obtaining all consents. Prospective buyers are deemed to make their own enquiries in this regard.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.