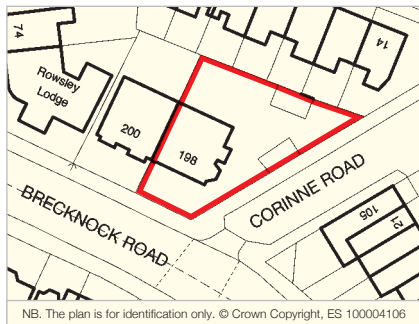


London N19

198 Brecknock Road, Tufnell Park N19 5BE

- **A Freehold Four Storey Semi-Detached Building**
- **GIA extending to Approximately 345 sq m (3,713 sq ft)**
- **Occupying a Site extending to Approximately 0.050 Hectares (0.125 Acres)**
- **Planning Permission Granted for Conversion to provide Seven Self-Contained Residential Units**
- **Proposed GIA Approximately 418 sq m (4,520 sq ft)**

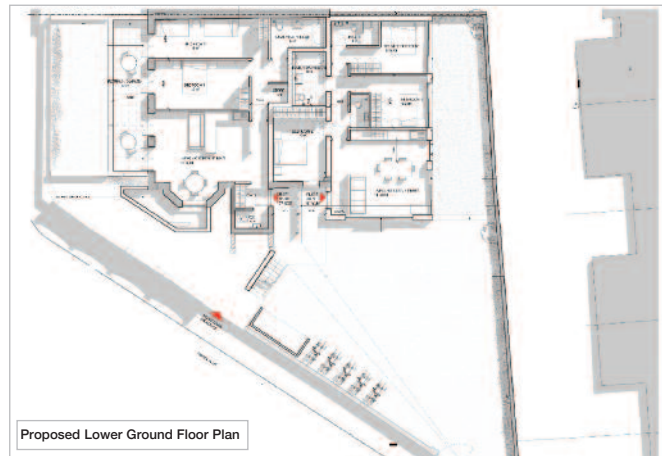
Vacant Possession



To View

The property will be open for viewing every Tuesday between 3.00 – 3.30 p.m. and Thursday between 4.00 – 4.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD). The property is presented in shell condition, viewers are advised to exercise caution when viewing the property. Anyone entering site must be wearing PPE (Boots, High Vis Vests, and hardhats) as the property has been gutted. Viewing is at your own risk.

VACANT – Freehold Building with Planning



Tenure

Freehold.

Location

The property is situated on the north side of Brecknock Road (A5200), at the corner of its junction with Corinne Road. A good range of local shops and amenities is available along Brecknock Road and Fortress Road to the north. London Underground (Northern Line) services run from Tufnell Park Station to the north-east, whilst London Overground services run from Upper Holloway Station and rail services run from Kentish Town Station. The open spaces of Hampstead Heath are within easy reach to the west.

Description

The property comprises a semi-detached building arranged over lower ground, ground, first and second (eaves) floors beneath a pitched roof.

Existing Accommodation

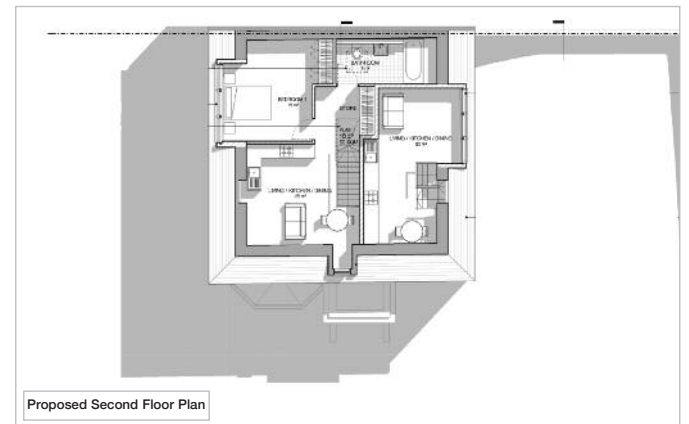
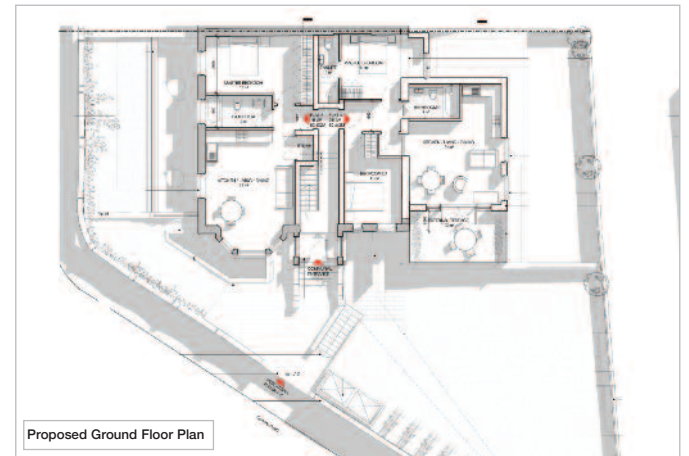
The property was only partially inspected and not measured by Allsop. The information contained within the below schedule was provided by the Vendor.

Floor	Accommodation	Floor Area Approximately
Lower Ground Floor	Residential Accommodation	GIA - 96 sq m (1,033 sq ft)
Ground Floor	Residential Accommodation	GIA - 96 sq m (1,033 sq ft)
First Floor	Residential Accommodation	GIA - 90 sq m (968 sq ft)
Second Floor	Residential Accommodation	GIA - 63 sq m (678 sq ft)

Site Area Approximately 0.050 Hectares (0.125 Acres)

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 – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



Planning

Local Planning Authority: Islington Council.

Tel: 0207 527 2000.

Planning permission (Ref: P2015/5283/FUL) was granted on 25th July 2017, subject to conditions, for 'Change of use of the building into seven residential dwellings (C3 use class), including extensions fronting Corinne Road at lower ground, ground floor and roof level and other external alterations including replacement timber windows with new timber windows throughout. Associated landscaping and new fencing.'

Proposed Accommodation

Once the approved development is completed, the property will comprise the accommodation set out in the schedule below.

Unit	Floor	Floor Area Approximately	Accommodation
1	Lower Ground Floor	GIA - 77 sq m (829 sq ft)	Two Bedroom Accommodation
2	Lower Ground Floor	GIA - 81 sq m (872 sq ft)	Three Bedroom Accommodation
3	Ground Floor	GIA - 50 sq m (538 sq ft)	One Bedroom Accommodation
4	Ground Floor	GIA - 62 sq m (667 sq ft)	Two Bedroom Accommodation
5	First and Second Floor	GIA - 50 sq m (538 sq ft)	One Bedroom Duplex
6	First Floor	GIA - 50 sq m (538 sq ft)	One Bedroom Accommodation
7	Second Floor	GIA - 50 sq m (538 sq ft)	One Bedroom Accommodation

Seller's Solicitor

Messrs Philip Ross (Ref: AP).

Tel: 0207 785 9151.

Email: alicia.pattihis@philipross.com

