

London N7

394 Camden Road together with Land to the North Side of Hillmarton Road, Holloway N7 0SJ

- **Freehold Site extending to Approximately 0.149 Hectares (0.369 Acres)**
- Currently occupied by a Four Storey End of Terrace Building together with Site and Two Single Storey Part Demolished Warehouses
- Camden Road and Hillmarton Road frontage
- Planning applied for Mixed Commercial and Residential Development (decision pending)
- Which would comprise Private Residential Net Internal Area 1,628 sq m (17,524 sq ft), Affordable Housing Net Internal Area 168 sq m (1,808 sq ft) and Commercial Gross Internal Area 467 sq m (5,027 sq ft)

EIGHT WEEK COMPLETION AVAILABLE

To View

The property will be open for viewing every Monday between 11.00 a.m. – 12.00 noon, and Wednesday between 1.00 – 2.00 p.m. before the Auction. (Ref: TW/OG).

Seller's Solicitor

Messrs Bankside Commercial (Ref: AF).
Tel: 0207 654 0200.
Email: a.fenegan@banksidecommercial.com

VACANT – Freehold Vacant Building and Site



Tenure

Freehold.

Location

Camden Road (A503) is located off Holloway Road (A1) which in turn runs into Archway Road. The property itself fronts Camden Road, close to the road's junction with Hillmarton Road. The property therefore fronts both Camden Road and Hillmarton Road. Restaurants, shops and amenities are available in Camden, Holloway and Islington with Underground services being from Caledonian Road and Holloway Road Stations (Piccadilly Line).

Description

The property comprises an end of terrace building (394 Camden Road) arranged over lower ground, raised ground and two upper floors beneath a pitched roof. We understand the building was originally used as residential accommodation. To the rear of 394 Camden Road is an 'L' shaped site comprising of two partially dismantled warehouses which also has frontage on to Hillmarton Road.

Accommodation

394 Camden Road

Lower Ground – Two Rooms, Store Room through to Separate WC, Further WC Area, Rear Room, Access to Rear

Ground Floor – Front Room, Rear Room with wash basin, Separate WC with wash basin, Access to Rear

First Floor – Front Room, Rear Room, Shower Room with with WC and wash basin

Second Floor – Front Room, Rear Room Together with an 'L' Shaped Site comprising of Two Part Demolished Single Storey Warehouses

Site Area Approximately 0.149 Hectares (0.369 Acres)

Planning

Local Planning Authority: London Borough of Islington.
Tel: 0207 527 2000.

Planning permission was granted on 3rd May 2006 application no. P051292 for "demolition of existing building and erection of three blocks incorporating 43 residential flats and 388 sq m office space and associated landscaping". **Planning has now lapsed.**

Planning permission was applied for on 21st May 2014 application no. P2014/1667/FUL for residential and commercial redevelopment. An amended scheme has just been applied for:

Private Residential Net Internal Area	1,628 sq m	(17,524 sq ft)
Affordable Housing Net Internal Area	168 sq m	(1,808 sq ft)
Commercial Internal Area	467 sq m	(5,027 sq ft)

Copies of the planning application and amendments are available within the legal documents.

For the latest update regarding the current planning application please contact the Vendor's planning consultants:
Messrs Montagu Evans LLP (Ref: Peter Bovill MRTPI MRICS).
Tel: 0207 312 7456.

Email: peter.bovill@montagu-evans.co.uk

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.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

