



Tenure

Freehold.

Location

The property is situated on the south-east side of Grantbridge Street, to the north of its junction with Gerrard Road and to the south of St Peter's Street, which runs west to Islington Green Gardens and Upper Street (A1). The property is located in Islington, where an extensive range of local shops and services is available. London Underground services (Northern Line) run from Angel Station approximately 0.4 miles to the south-west and rail services run from King's Cross St Pancras Station, which is to the west. The open spaces of Islington Green are to the north-west. The property is located within the Duncan Terrace/Colebrooke Row Conservation Area.

Description

The property comprises a mid terrace building arranged over lower ground, ground, first and second floors. Externally, the property benefits from a rear patio garden.

Accommodation

Lower Ground Floor – Reception Room, Kitchen

Ground Floor – Two Reception Rooms, Shower Room

First Floor – Bedroom, Bathroom

Second Floor – Two Bedrooms



London N1

8 Grantbridge Street, Islington N1 8JN

- **A Freehold Mid Terrace House**
- Providing Three Bedroom Accommodation
- GIA Approximately 202 sq m (2,178 sq ft)
- Rear Patio Garden

Vacant Possession

**BY ORDER OF A HOUSING
ASSOCIATION**



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

To View

The property will be open for viewing every Wednesday between 1.15 – 1.45 p.m. and Saturday between 4.00 – 4.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

VACANT- Freehold House

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 £750 (including VAT) upon exchange of sale memoranda.