

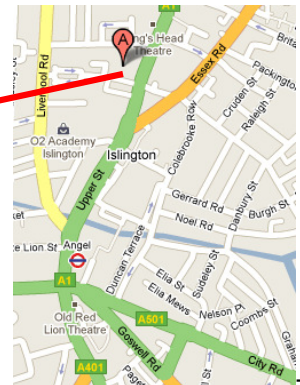
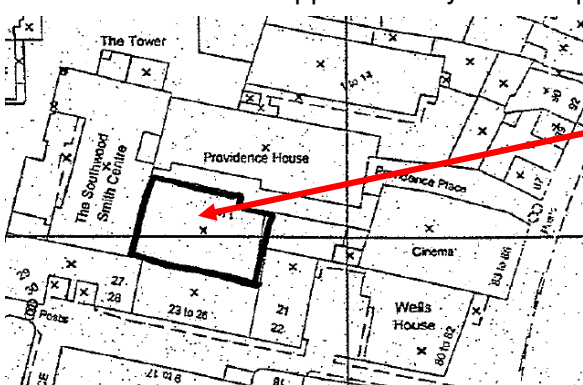
PRIME DEVELOPMENT OPPORTUNITY

PROVIDENCE PLACE ISLINGTON LONDON N1



Location: The site is ideally located in the heart of the fashionable Islington area in North London and is surrounded by numerous restaurants, educational institutions, shops and entertainment venues. Angel Underground Station (Northern Line) is within a 5 minute walk and resident parking would be permitted in surrounding roads. Access to the site is provided by way of a private pedestrianised entrance along Providence Place which is entered directly off Upper Street.

Description: The site is currently an office building over Ground and First floor and covers a site area of approximately sq ft.



Planning: Full Planning Permission was granted in February 2006 for the “Demolition of existing office building and erection of a four storey with a set back fifth storey residential building providing for 13 units”. Planning is valid for 5 years from the date of the notice.

Schedule: The schedule for the proposed development is as follows:

Flat	Floor	Description	Area (m ²)	Area (ft ²)
1	Ground	1 Bed	46.6	501
2	Ground	1 Bed	53.9	580
3	Ground	1 Bed	54	580
4	First	2 Bed	60.6	652
5	First	2 Bed	60.6	652
6	First	2 Bed	52.9	569
7	Second	2 Bed	60.6	652
8	Second	2 Bed	60.6	652
9	Second	2 Bed	52.9	569
10	Third	2 Bed	44.5	479
11	Third	2 Bed + Terrace	60	646
12	Third	2 Bed	52.9	569
13	Fourth	2 Bed + Terrace	68	732
Total Livable			728.1	7,833
Communal			126.3	1,359
Total Build			854.4	9,192

Section 106: Environmental £20,000 pa
 Highway £15,000 pa
 To be paid by purchaser

VAT: Not Payable

Price: £2,250,000 Subject To Contract

Tenure: Freehold

Viewing: Strictly Through The Estate Office on 020 7266 8500

