



1st Floor, 3-5 Islington High Street, London, N1 9LQ

Asking Price: £1,300,000 Leasehold

A fantastic opportunity to acquire a 2500sq.ft 1st floor office space, with planning approval to convert to residential, opposite Angel Station.

Planning has been approved for conversion into either a 4-bedroom apartment, or a 1-bedroom & a 2-bedroom apartment.

- Leasehold 999 years
- Residential Planning Approval
- 1 or 2 apartments
- Prime N1 location
- Flat/Apartment
- Development Opportunity
- First Floor
- Roof Terrace



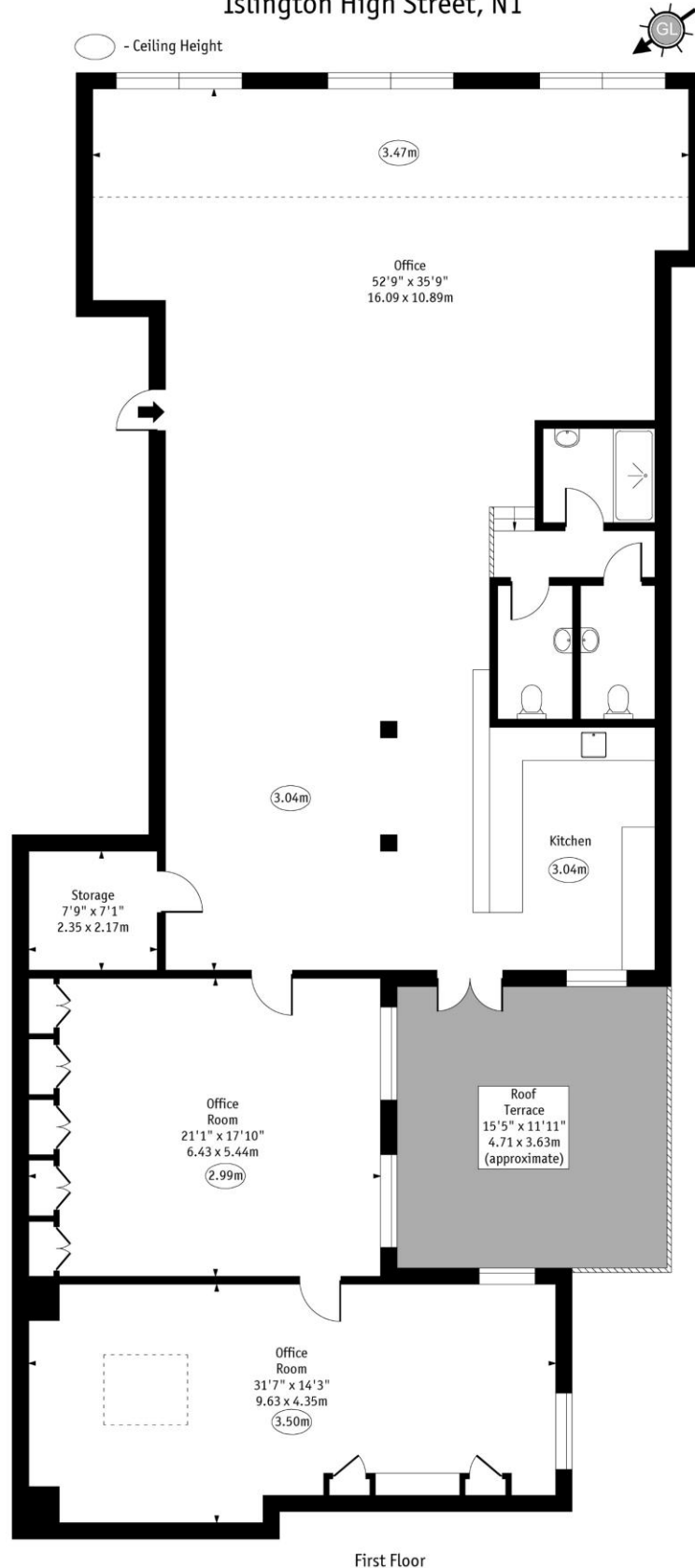
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Please note this is currently a commercial (Class E) office space, with the benefit of planning approval to convert to residential. Interested parties should make their own enquiries into viable finance options and any vat implications. Further information with regards the planning approval are available on request.



Islington High Street, N1



Approx Gross Internal Area 2500 Sq Ft - 232.25 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

