

**FOR SALE**

Vacant Freehold Development  
Opportunity with Full Planning Consent



Site Area: 0.026 Hectares (0.063 Acres)

9-10 Domingo Street, London EC1Y 0TA

- Commercial Property Agency
- Property Investment Consultants
- Surveyors • Managing Agents
- Residential Lettings

**LOCATION**

The site is located on the north eastern side of Alexandra Grove, which is predominantly a residential area.

Alexandra Grove connects Gloucester Road to Seven Sisters Road which forms the south eastern boundary of Finsbury Park. The area benefits from good transport links with Manor House Underground Station (Piccadilly Line) and Finsbury Park Rail and Underground Station (Piccadilly and Victoria Lines) a short walk from the property.

**DESCRIPTION**

The property is arranged over lower ground to fourth floor and is a period brick built, semi-detached residential property. The building was previously used as an HMO with nice separate occupancies, and benefits from a large rear garden.

**PLANNING**

Planning consent (2014/2508) was granted on 26<sup>th</sup> August 2014 for an extension and redevelopment of the existing building to provide five self contained flats with refuse and cycle parking to the front. The flats are arranged as;

- 1x Four Bed.
- 2x Two Beds.
- 2x One Beds.

The total GIA for the proposed redevelopment is 3,945 Sq Ft (367.4 Sq M). Further information is available upon request.

**PRICE**

Offers in excess of £1,500,000 (One Million Five Hundred Thousand Pounds) for the freehold interest.

**TENURE**

The development is to be sold with vacant possession.

**VAT**

To be confirmed

**LEGAL COSTS**

Each party will be responsible for their own legal fees.

**EPC**

EPC is available on request

**VIEWING**

Strictly by appointment through the Client's Sole Agents Goodsir

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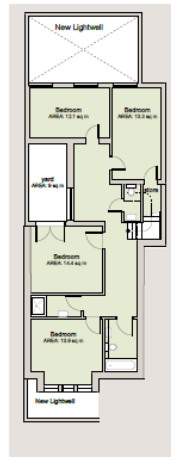
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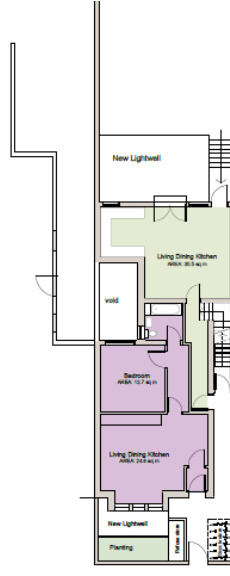
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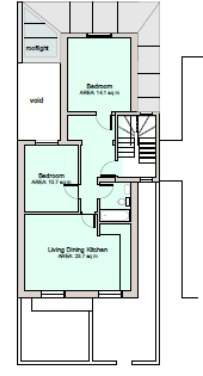
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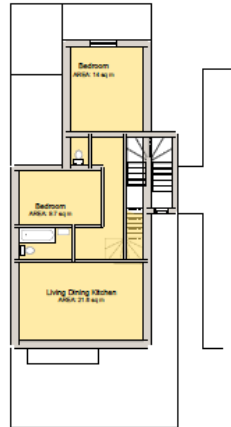
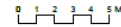
LOWER GROUND FLOOR  
GIA 99.6 sq m



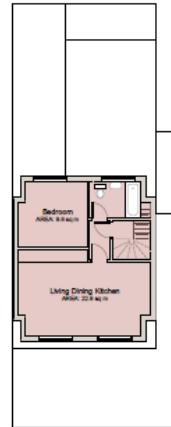
GROUND FLOOR  
GIA 99.6 sq m  
4 BED 7P 130 sq m  
1 BED 3P 50 sq m  
Rear Area 20.3 sq m (20.3m x 10.0m) + 10.0m x 10.0m  
Rear Area 12.3 sq m (12.3m x 10.0m)



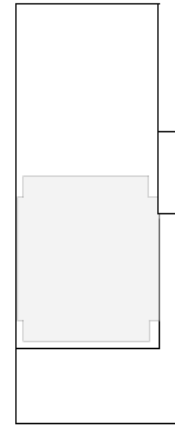
FIRST FLOOR  
GIA 65.1 sq m  
2 BED 3P



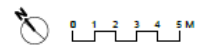
SECOND FLOOR  
GIA 60.5 sq m  
2 BED 3P



THIRD FLOOR  
GIA 42.6 sq m  
1 BED 1P



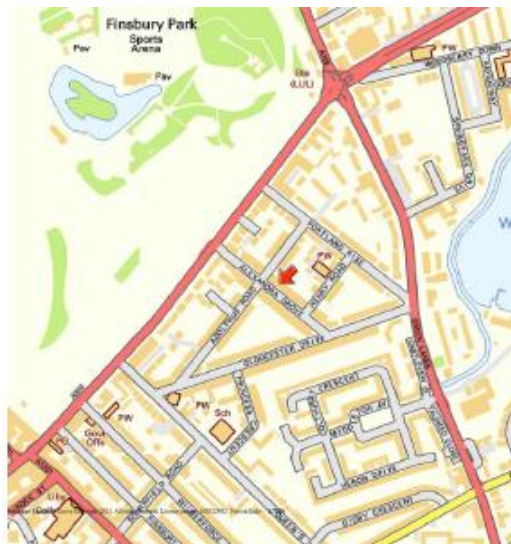
ROOF PLAN



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