



4 Eton Mews

London, N1 1AF

**Rare development
opportunity in prime
Islington.**

968.75 sq ft
(90 sq m)

- By order of Executors.
- Exceptional undeveloped Mews property.
- Moments away from Barnsbury Square Gardens.
- Strong nearby transport links.
- Full vacant possession.

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Summary

Available Size	968.75 sq ft
Price	£600,000
EPC Rating	Upon Enquiry

Description

An exceedingly rare opportunity to acquire an undeveloped freehold garage on a partially developed Mews in the Barnsbury Conservation Area. Further along Eton Mews is a recently developed example of a superior private residential dwelling (Planning ref: P2015/2170/AOD) and there is almost identical potential for a similar striking home to be created within this site, subject to obtaining the necessary consents.

Furthermore, the property previously benefited from lapsed planning permission for a mezzanine level, this highly versatile opportunity occupies a larger template and could become the largest dwelling available on the Mews subject to the necessary consents.

Location

This property is a stones' throw from Caledonian Road & Barnsbury Overground Station alongside a number of desirable green spaces that benefit the Barnsbury Conservation Area. There are Piccadilly line services from Caledonian Road and further connections in the near proximity from Highbury & Islington & Angel Stations.

Upper Street & Liverpool Road are within 10 minutes of the property with a host of restaurants, bars, café's and retail serving the area with widespread popularity. National & International rail services are also available from King's Cross, making this one of the most sought-after locations in the Islington area.

Terms

Price: £600,000.

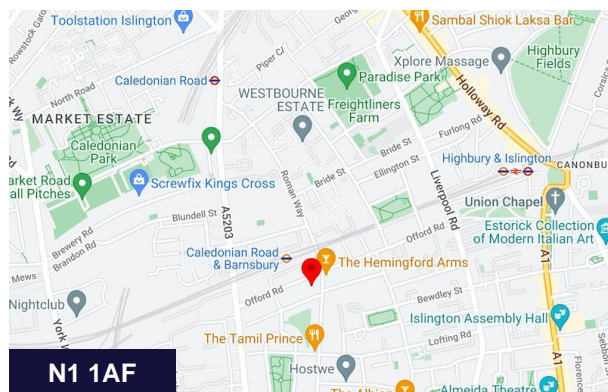
Tenure: Freehold with vacant possession.

Rateable Value: £5,700.

Location Authority: London Borough of Islington.

Legal Costs: Each party is to pay their own legal costs.

Viewings: Strictly by appointment with Sole Agents Winkworth Commercial.



Viewing & Further Information



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