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HOUSE & ESTATE AGENTS  
PROPERTY CONSULTANTS

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FREEHOLD SHOP AND BASEMENT WITH ACCOMMODATION ABOVE  
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ISLINGTON

LONDON

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POSITION

A large freehold property situated in a small parade in

Islington, close to the Angel and the City,

ACCOMMODATION

The property comprises of a large ground floor shop and basement

(with catering use) with three floors of residential

accommodation above. The property benefits from rewiring, gas  
central heating, fitted carpets, brass fittings and redecoration  
throughout,

BASEMENT Kitchen 10'x 5' -

Store 6'x 5'

Room 1, 15'x 15' -

Room 2, 15'x 14' -

50 square feet

30 square feet

225 square feet

210 square feet

515 square feet

416 square feet

931 square feet

## GROUND FLOOR

Fitted carpets. Access to Garden,

Separate wc,

Ground Floor and Basement

## ACCOMMODATION

Three floors above, which comprises of four rooms, kitchen, bathroom and wc, The upper part can be converted into self contained units, subject to the necessary planning applications from the London Borough of Islington,

The accommodation features. Gas central heating. New wiring. New plumbing. Fitted carpets and brass fittings, \_\_\_\_\_

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First floor

Room 1, 16'x 14' leading to Sun Terrace,

Room 2, 13'x 10',

2nd floor - Room 3, 16'x 14',

Luxury Kitchen - 10'x 6',

Luxury Bathroom/wc - 7'x 6'.

Third floor - Room 4, 15'x 14'.

Tenure - Freehold with full vacant possession on completion,  
PRICE..... Â£245,000 ..... FREEHOLD

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1 Viewing - Strictly through K G Palos Estate Agents,