

VABEL

LAWRENCE

50-52 Lawrence Road, Seven Sisters, London

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Summary

- New build
- 1,851 ft²
- Self contained with private entrance
- Ground floor
- Lateral open plan space
- 13ft floor to ceiling height
- Virtual freehold (999 years)
- Walking distance of Seven Sisters Station
- Benefitting from Use Class E
- Offered in Shell & Core





Description

This commercial space is a part of a larger mixed-use development that includes 42 apartments. Situated on the ground floor, it faces Lawrence Road and has its own private entrance, offering several advantages to potential occupants. These include impressive 13ft ceiling heights, double glazed frontage, and rear access.

The unit, benefiting from Use Class E, presents a versatile opportunity suitable for a range of office, medical, and leisure occupiers.

Location

The Vabel Lawrence is located on Lawrence Road a broad tree-lined avenue in lively and culturally diverse Seven Sisters.

The generous proportions, stepped brickwork and black metal-framed windows of the new architecture hark back to the very origins of this road, its history flanked by industrial buildings. These traditional roots informed the design concept: a modern form of warehouse living. This combines the charm of a traditional warehouse conversion with all the benefits of a modern new build.

Throughout the design, there has been a considered balancing of architectural rigour, impressive scale and the heft of traditional materials on the one hand; and an inviting atmosphere, beautiful details and warm layering of textures and colour on the other.

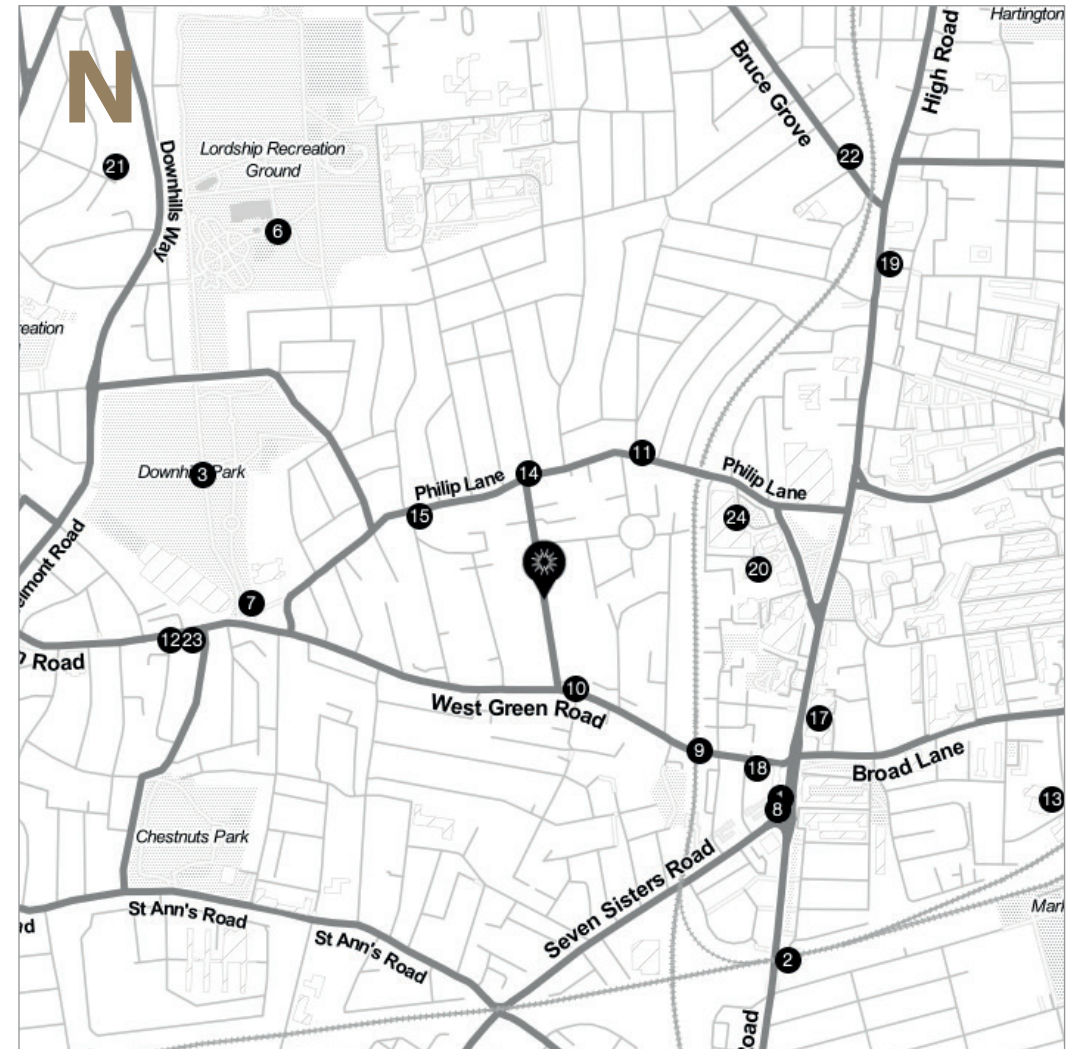
From its vibrant, bustling high street to its infamous indoor markets, crafty breweries to buzzing restaurants, life's on the up in Seven Sisters. Stand in the middle of the tranquil central courtyard and you'd be forgiven for thinking you were in the suburbs – not one of the capital's busiest, most vibrant areas. Vabel Lawrence combines the charm of a warehouse conversion with the benefits of a modern new build.

On the outside, stepped brickwork and black metal framed windows echo the area's industrial past. And on the inside, 47 generously proportioned, elegantly designed homes create a canvas for everyday living.

Transport

Downhills Park is a short stroll away. The nearby Bernie Grant Arts Centre features an arthouse cinema, dance and theatre auditorium. And the rest of London couldn't be closer, with Seven Sisters tube station, on the Victoria line zipping you from North to central in a matter of minutes.

Seven Sisters Tube	8 min walk
Bruce Grove Overground	15 min walk
Kings Cross	20 min tube
The West End	24 min tube
The City	30 min tube
Paddington	35 min tube



TRANSPORT

- 1 Seven Sisters Underground & Overground
- 2 South Tottenham Overground

PUBLIC SPACES

- 3 Downhill Park
- 4 Markfield Skate Park
- 5 Walthamstow Wetlands
- 6 Lordship Recreation Ground

CAFES, RESTAURANTS, BARS & PUBS

- 7 Forks & Green
- 8 Moloko Coffee
- 9 True Craft - Tap Room
- 10 Pasero
- 11 With Milk
- 12 Perkyns
- 13 Craving
- 14 Hochima
- 15 The Palm Pub
- 16 Beavertown Brewery

GROCERIES

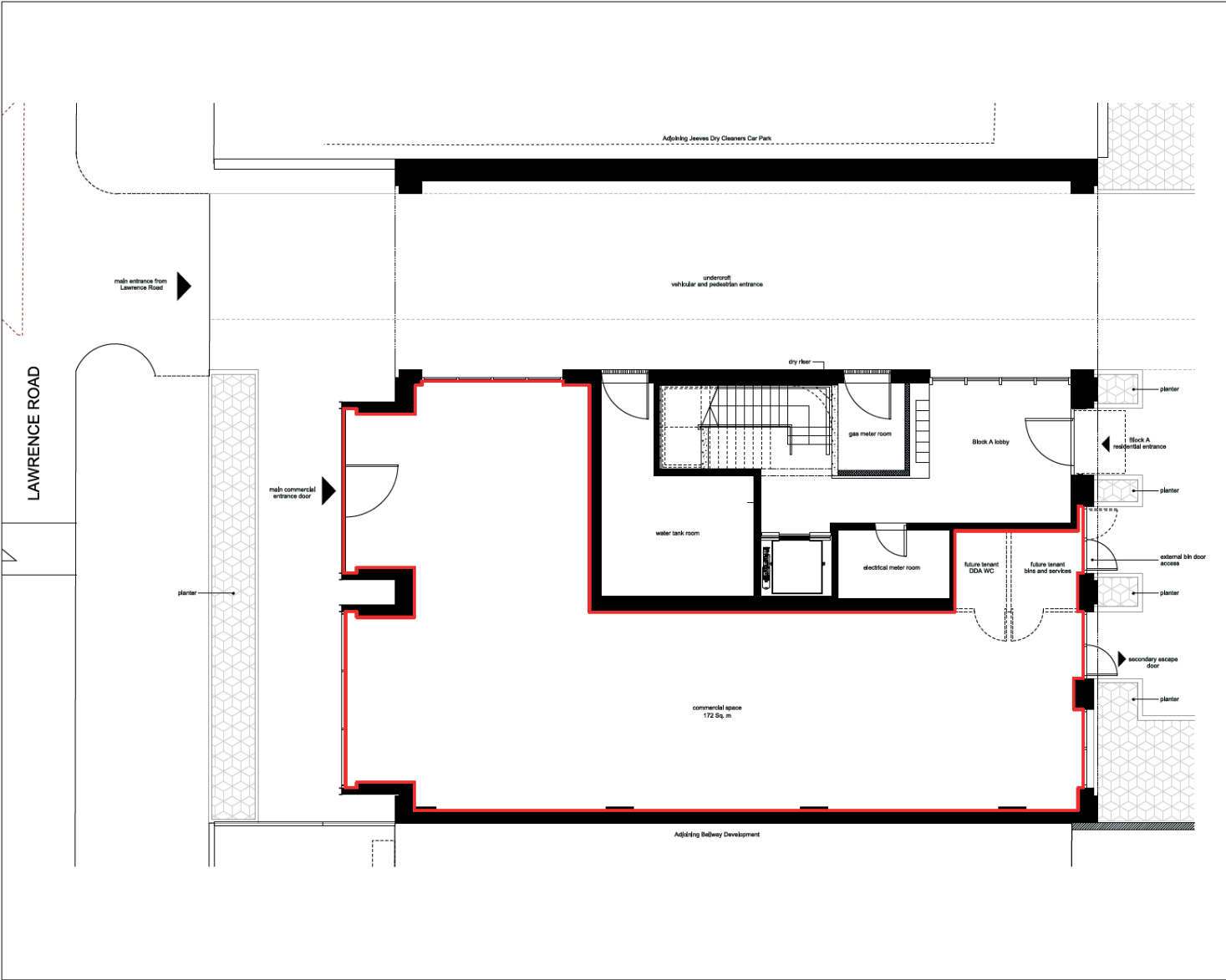
- 17 Tesco Supermarket
- 18 Sainsbury's Local
- 19 Holcombe Market

ARTS & ENTERTAINMENT

- 20 Bernie Grant Arts Centre
- 21 Turning Earth Pottery
- 22 Roller Nation Roller Skating

FITNESS & WELLNESS

- 23 Bind Yoga
- 24 Tottenham Green Pools & Fitness
- 25 Stronghold Climbing Centre











Price

£690,000.

Rent

£45,000 per annum.

VAT

The property has been elected for VAT.

Tenure

Virtual Freehold - 999 year lease.

Contact

For further information or an appointment to view please contact the Vendors sole agent:

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