



VABEL

LAWRENCE

67 Lawrence Road, Seven Sisters, London

67 Lawrence Road Seven Sisters, London N15 4EY

Summary

- Six new build commercial units
- Self contained with private entrances
- From 507 ft² up to 3,693 ft²
- Units can be combined to create larger spaces
- Ground floor lateral space
- Offered in Shell & Core
- 13ft floor to ceiling heights
- Benefitting from Use Class E
- Walking distance of Seven Sisters Station
- Virtual Freehold (999 years) / will consider leasing





Description

This commercial space is situated within a larger mixed-use development that encompasses 71 apartments. It comprises six ground floor units with individual private entrances facing Lawrence Road, providing numerous benefits to prospective occupiers.

The unit boasts double glazed frontage, generous ceiling heights of 11.2 ft, and falls under Use Class E, enhancing its appeal and functionality. The versatility of these units allows for the possibility of combining them to create larger spaces ranging from 507 to 3,693 ft². This flexibility makes it well-suited for a diverse range of occupants, including personal trainers, retail establishments, offices, and medical facilities.

Location

The Vabel Lawrence is situated on Lawrence Road, a broad tree-lined avenue within the lively and culturally diverse neighbourhood of Seven Sisters.

Drawing inspiration from the historical industrial buildings that line this road, the new architecture of The Vabel Lawrence incorporates elements such as generous proportions, stepped brickwork, and black metal-framed windows.

The development combines the charm of a converted warehouse with the advantages of a contemporary new build.

The design of The Vabel Lawrence strikes a careful balance between architectural precision, impressive scale, and the solidity of traditional materials, as well as an inviting ambiance, exquisite details, and a warm interplay of textures and colours.

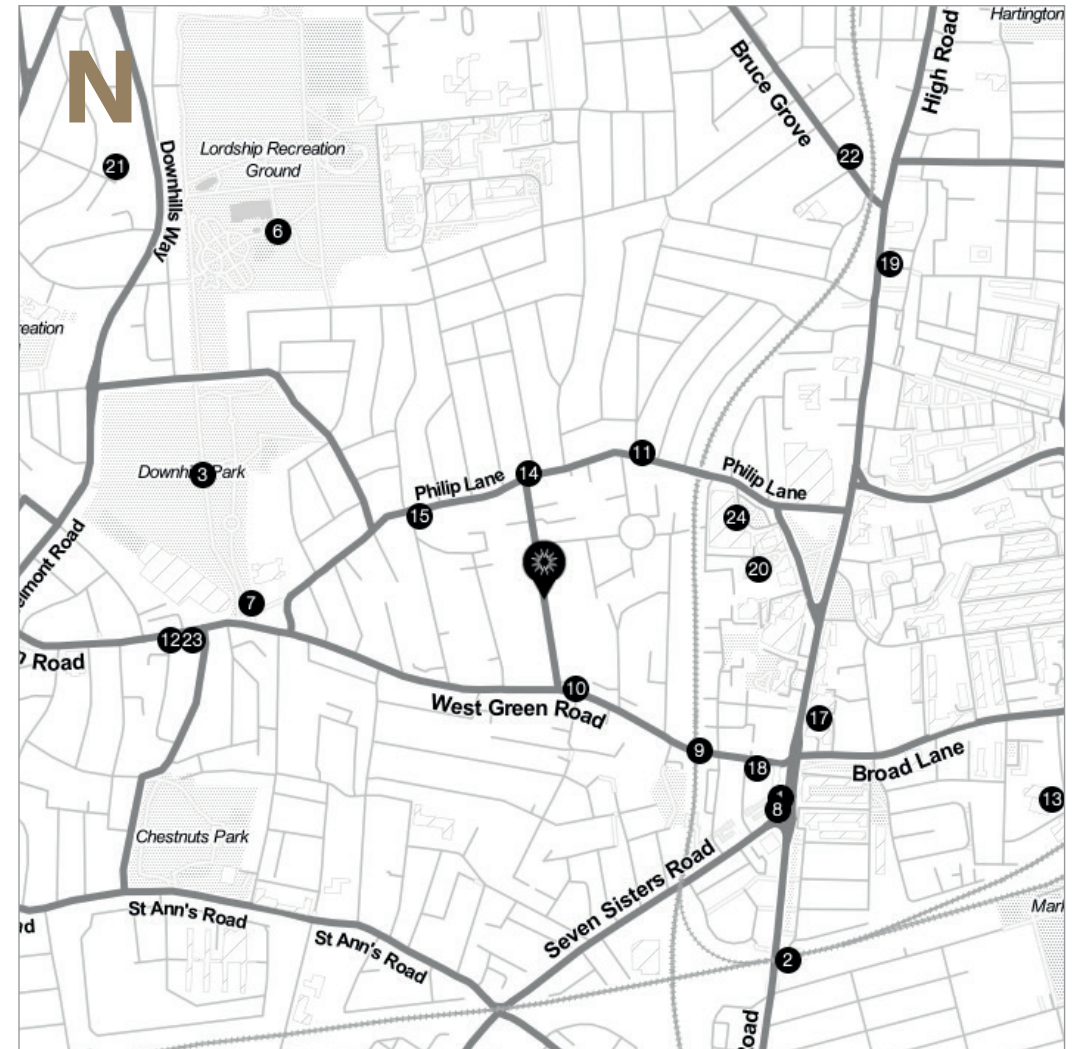
Seven Sisters is a vibrant neighbourhood teeming with life. From its bustling high street to its renowned indoor markets, craft breweries to lively restaurants, the area offers a thriving atmosphere. Despite being one of the capital's busiest and most dynamic areas, The Vabel Lawrence provides a tranquil oasis in the midst of it all.

The exterior design showcases stepped brickwork and black metal-framed windows that pay tribute to the neighbourhood's industrial heritage.

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

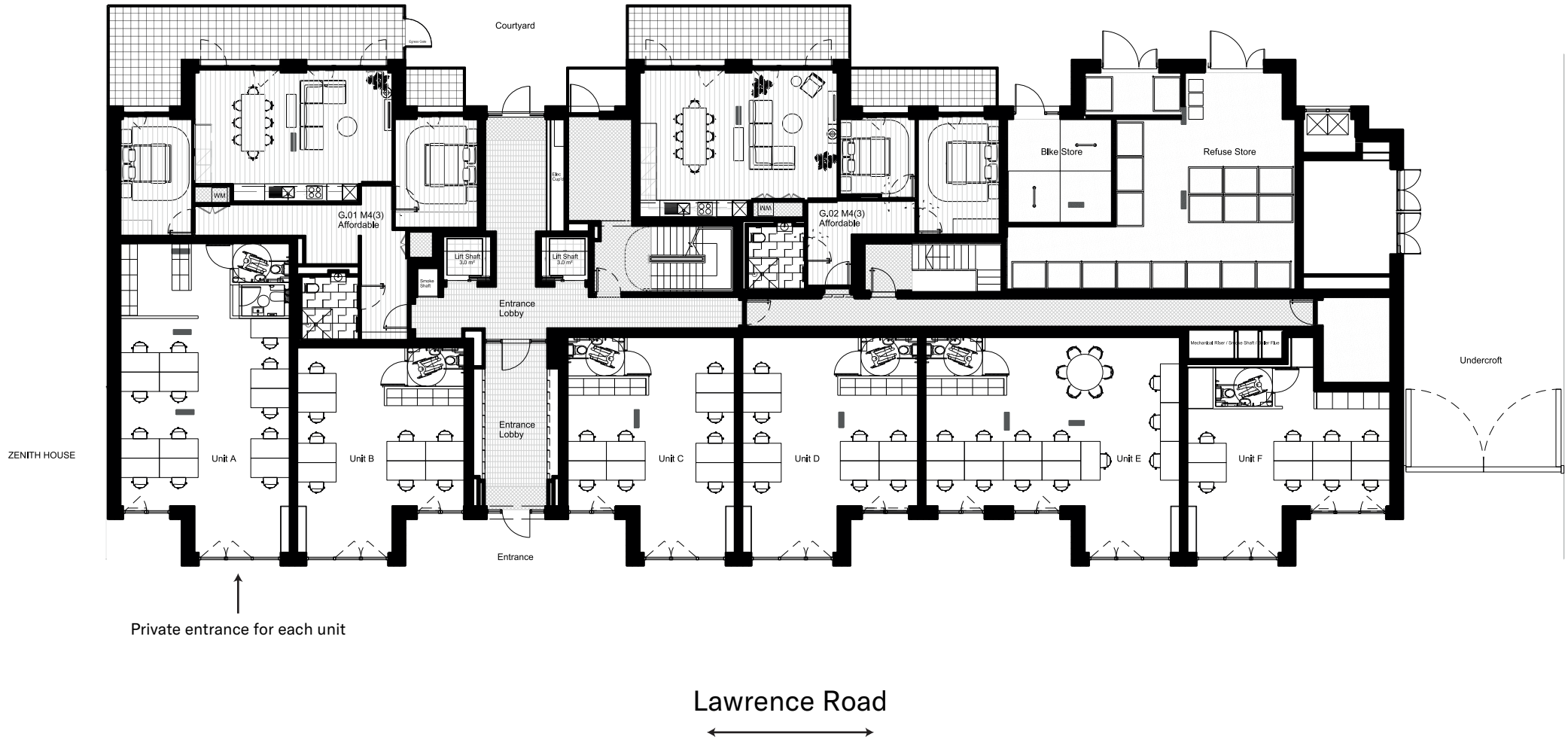
ARTS & ENTERTAINMENT

- 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

Ground Floor Plan





VAT

The property has been elected for VAT.

Tenure

Virtual Freehold (999 years) or Leasehold.

Contact

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

Cormac Sears

M: 07850 399 627

E: cormac@forestrealestate.co.uk

Ethan Shine

M: 07792 781 096

E: ethan@forestrealestate.co.uk

Forest Real Estate

1 Bridge Lane

London NW11 0EA

020 3355 1555

Availability

Unit	Floor	Size (m2)	Size (ft2)	Price	Rent (per annum)
A	Ground	73.9	795	£300,000	£22,000
B	Ground	47.1	507	£195,000	£15,000
C	Ground	49.7	535	£200,000	£16,000
D	Ground	51.8	557	£210,000	£17,000
E	Ground	72	775	£290,000	£21,000
F	Ground	48.7	524	£200,000	£16,000

F O R E S T
R E A L E S T A T E