

Compton

Islington
79 Essex Road
N1 2SF

A Unique Opportunity to acquire a
Grade II Listed Freehold a Short
Walk from Angel Station

For Sale
2,973 ft²

020 7101 2020
compton.london

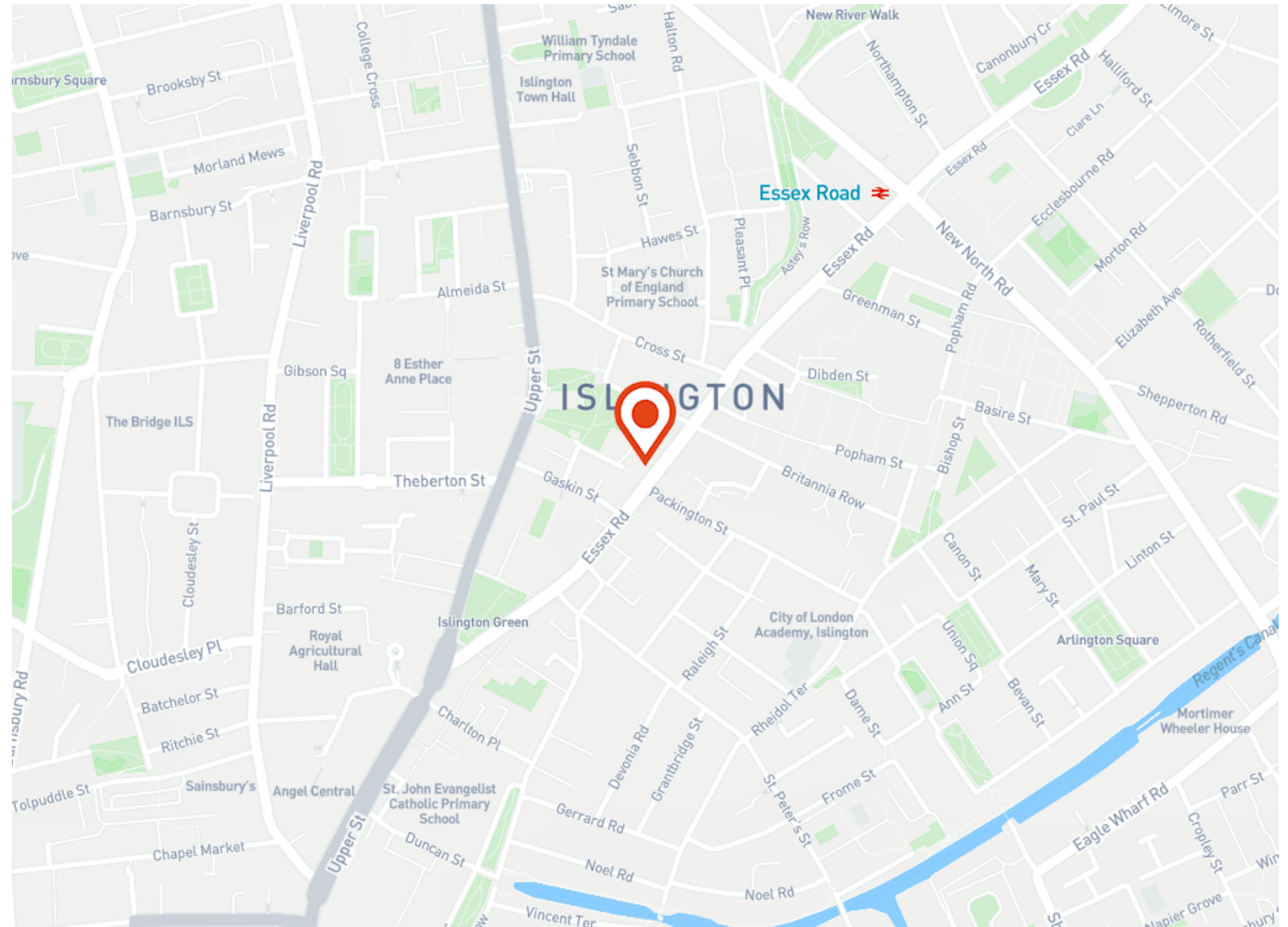


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Location

79 Essex Road occupies a prominent position on the west side of Essex Road, a vibrant mixed used location. The micro-location has witnessed significant investment in the office market in recent years with the redevelopment of the Old Sorting House, 46 Essex Road as well as the comprehensive refurbishment of Suncourt House, 18-26 Essex Road. The property is surrounded by a diverse mix of independent retailers and global brands.

The property is located by Upper street and a 7 minute walk from Angel underground station and a 3 minute walk from Essex Road Station providing direct access to the Northern Line and Overground. Angel is at the heart of the rapidly growing central London office “villages” which has become synonymous with the life science, tech, media and creative industries

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Amenities

- Freehold
- Characterful Self-Contained Townhouse
- Abundant Natural Light
- Front Courtyard
- Generous Floor to Ceiling Height
- Suitable for a wide range of users with Development Potential
- Located a 7 minute walk from Angel Station

Description

79 Essex Road is a late 17th century Grade II listed townhouse. The building comprises 2,973 sq ft of office accommodation arranged over lower ground, ground and two upper floors.

The property boasts exceptional natural light, with large sash windows on both the east and west sides and excellent floor-to-ceiling heights throughout. Restored in the 20th century to its 18th century façade, the building retains many original period features, including a moulded mahogany staircase and wood panelling.

The property benefits from one dedicated parking space (held on separate licence).

The building is ideally positioned for a comprehensive refurbishment for either a developer or owner occupier. It also offers potential for change of use, subject to the necessary planning consents.

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Content

View on Website



VAT

The building has been elected for VAT

81-83 Essex Road

Opportunity to acquire the adjacent building 81-83 Essex Road. Please
contact for further information

Local Authority

The London Borough of Islington

Legal Costs

Each party to bear their own legal costs incurred in this transaction

EPC

Available upon request

Price

Offers are invited for the Freehold Interest in excess of £1,412,000
reflecting a capital value of £475 per square foot.

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Floor Areas & Outgoings

The building has been independently measured by Sterling Temple and comprises the following Net Internal Areas.

Name	sq ft	Total year
2nd	617	-
1st	807	-
Ground	936	-
Lower Ground	661	-
Total	3,021	

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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