

# 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 ft<sup>2</sup>

020 7101 2020  
compton.london



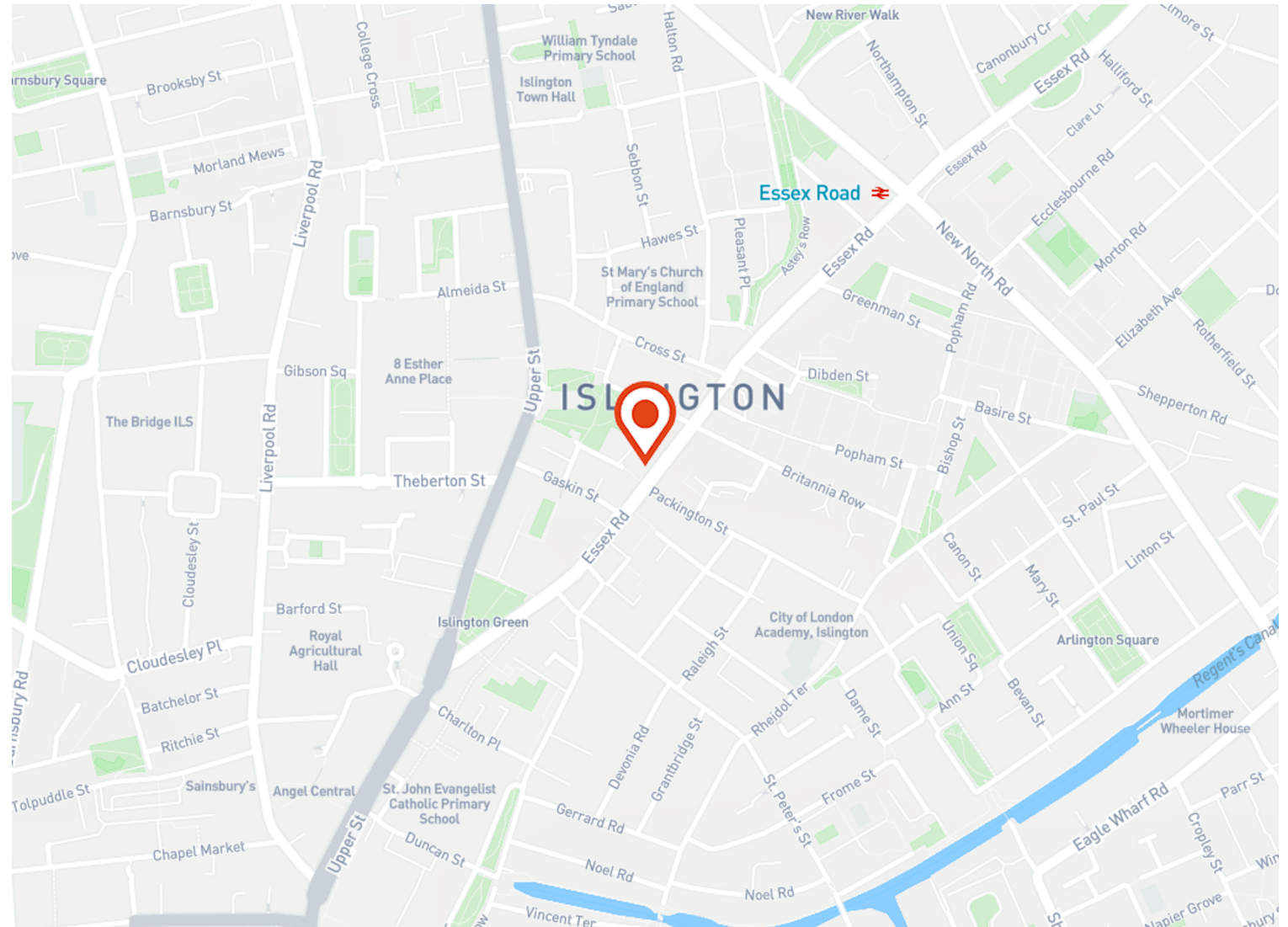


# Compton

**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 ft<sup>2</sup>



## 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

# 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 ft<sup>2</sup>





# 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 ft<sup>2</sup>



# 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 ft<sup>2</sup>



# 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 ft<sup>2</sup>

---

## 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.

---

## 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 ft<sup>2</sup>

---

## 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.

# 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 ft<sup>2</sup>

---

## 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	



# Compton

---

## Contact Us

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

Sonia Oberoi  
[so@compton.london](mailto:so@compton.london)  
+44 (0) 7483 882 598

Alice Thomas  
[at@compton.london](mailto:at@compton.london)  
07769176645

