



## 56 Clissold Crescent

London, N16 9AT

**Substantial freehold period building on an attractive, tree-lined residential street in N16**

**1,818 sq ft**

(168.90 sq m)

- Unmodernised
- Currently comprises 3 flats
- Scope for refurbishment
- Value add opportunity

# 56 Clissold Crescent, London, N16 9AT

## Summary

Available Size	1,818 sq ft
Price	Offers in the region of £1,300,000
VAT	Not applicable
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

56 Clissold Crescent presents an opportunity to acquire a substantial freehold period building on an attractive, tree-lined residential street in N16. Arranged over three storeys and currently configured as three self-contained flats, the property has been let for the past five years and is now being offered with full vacant possession.

The building requires comprehensive refurbishment throughout and is best suited to an owner-occupier or developer seeking to reinstate and upgrade the property into a single family home. There is clear potential to extend at ground floor level, subject to permitted development, alongside a full internal reconfiguration and modernisation.

The existing accommodation extends to 1818 sq ft, with scope for a modest extension to increase overall floorspace to circa 2000 sq ft.

This is a project-led opportunity requiring full refurbishment, but with the potential to create a either a single high quality family home or three newly furbished flats in a well-established and sought-after North London location.

## Location

Architecturally, the property is a handsome period house with strong kerb appeal and sits within a highly desirable residential setting. It is located within a short walk of Clissold Park and Newington Green, both of which offer a range of cafés, restaurants and local amenities, contributing to consistent demand from owner-occupiers in the immediate area.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Second Floor Flat	524	48.68	Available
1st - First Floor Flat	527	48.96	Available
Ground - GF Flat	638	59.27	Available
Basement - Cellar	129	11.98	Available
<b>Total</b>	<b>1,818</b>	<b>168.89</b>	



## Viewing & Further Information



**Quba Medford**

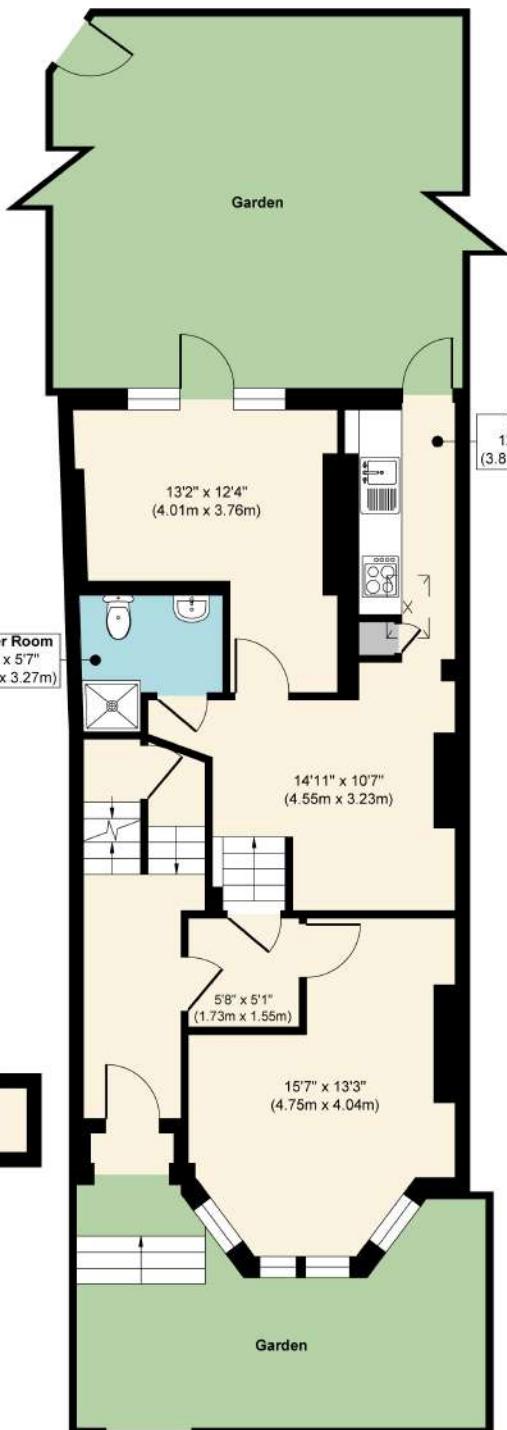
020 7613 4044 | 07912883110  
quba@fyfemcdade.com



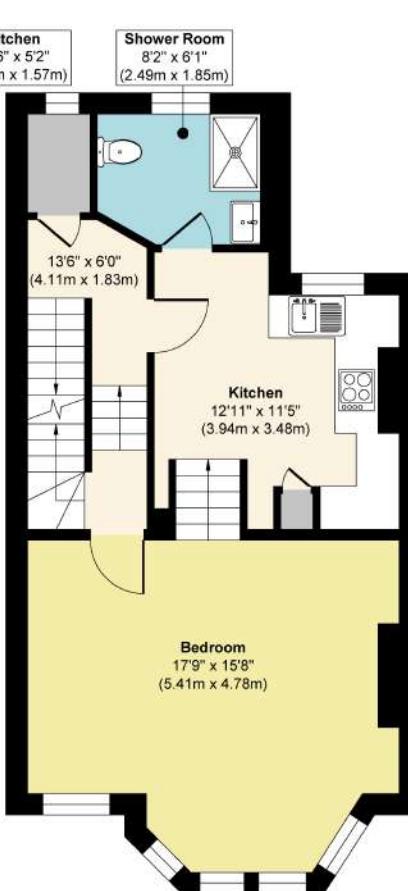
**George Sarantis**

020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com

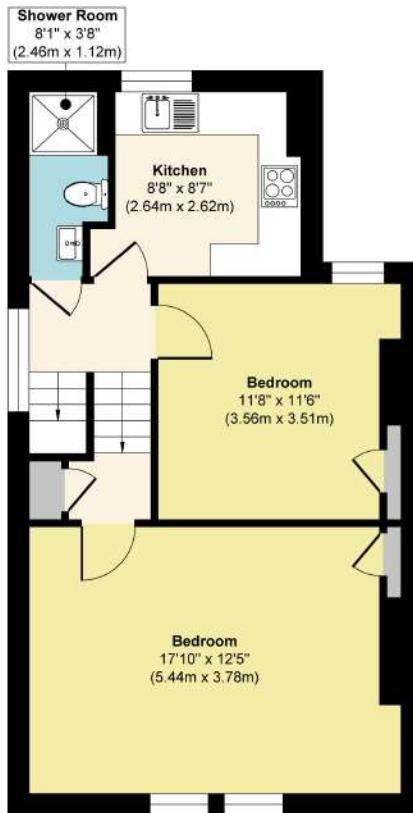




Ground Floor  
Approximate Floor Area  
638 sq. ft  
(59.27 sq. m)



First Floor  
Approximate Floor Area  
527 sq. ft  
(48.95 sq. m)



Second Floor  
Approximate Floor Area  
524 sq. ft  
(48.68 sq. m)



## Approx. Gross Internal Floor Area 1818 sq. ft / 169.88 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property

Cellar  
Approximate Floor Area  
129 sq. ft  
(11.98 sq. m)