



STRETTONS

EST 1931

3 Islington High Street, Islington, London, N1 9LQ

NOBLE HOUSE

A MODERN BRITISH PUB

the PEACOCK

A MODERN BRITISH PUB

FOR SALE / TO LET

Office / Studio / Gallery

2,287 sq ft / 212.5 sq m

£1,375,000 / £80,000 per annum

Stunning Office/Studio in Prime Islington with Residential Planning Permission Granted



- Superb open plan space
- Excellent natural light
- High ceilings
- Air conditioning
- Modern fitted kitchen, shower and WC
- Small terrace housing a/c plant
- 999 long leasehold for sale
- Consent has been granted for one 4-bedroom residential apartment, or one 1-bedroom and one 2-bedroom residential apartments

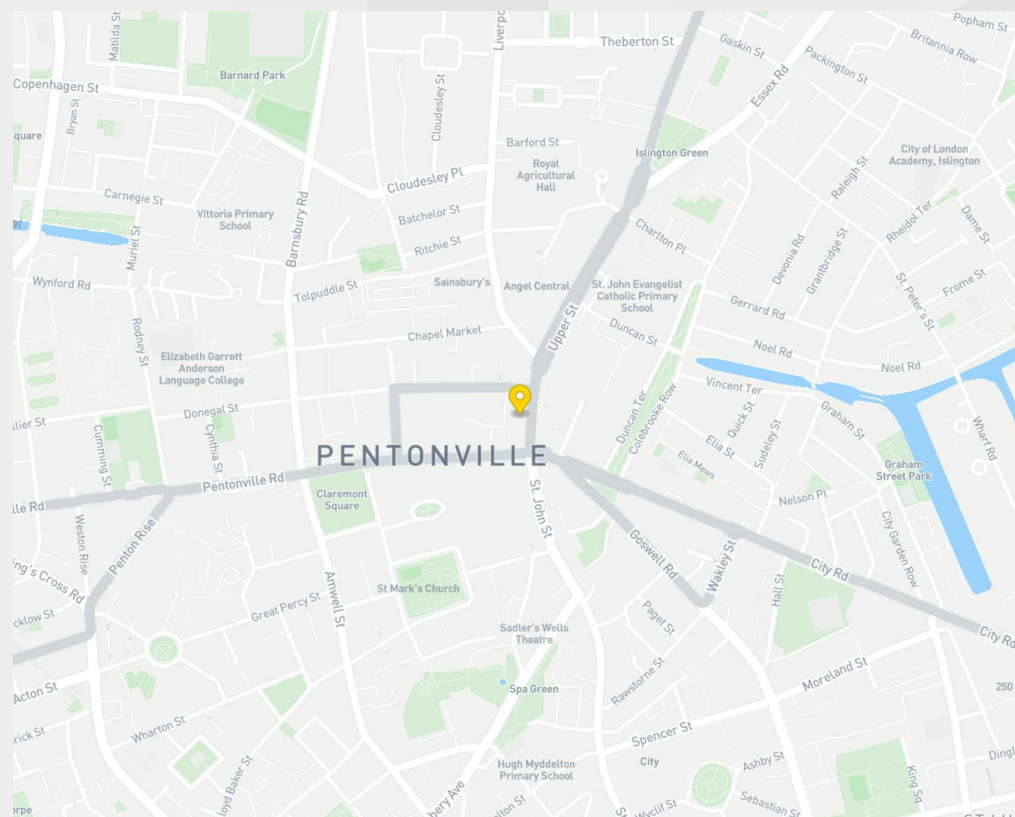


Description

A rare opportunity to acquire a 999-year long leasehold office/studio space in the heart of Angel, Islington. Situated on the first floor of a mid-terraced character building, the property offers a blend of period charm and modern finishes. The space currently offers a large open-plan office area with newly decorated flooring, leading to a second private office and boardroom. The office benefits from an impressive fit-out, air conditioning, high ceilings, and excellent natural light. The floor has the benefit of a change of use to residential under General Permitted Development.

Location

The property is situated in a prime location on Islington High Street, immediately adjacent to Upper Street, Islington's main commercial thoroughfare. Angel Underground Station (Northern Line) is directly opposite the building, Kings Cross Station is close by and numerous bus routes service the City, West End and Kings Cross.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st	2,287	212.47	£34.98	£1,375,000	£14.08	£1.90	Available

Tenure

New Lease / Long Leasehold

EPC

E

VAT

Applicable

Configuration

Not Fitted

Contacts

Jon Morell
07957 454 987
jon.morell@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk



Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 09/10/2025

Secondary glazing to be installed internally on all windows to ensure noise levels are below minimum. Mechanical ventilation is proposed to allow for sufficient fresh air into the flats in accordance with building regulations.



3-5 ISLINGTON HIGH STREET

PROPOSED FIRST FLOOR PLAN

297-B-P-101

ARCHITECTURE
DESIGN
MUTINY

FOR PLANNING

Project Name	3-5 Islington High Street
Client	3-5 Islington High Street, London N1 6LE
Architect	Architecture Design Mutiny
Date	04.06.25
Scale	1:500
Drawn by	AD
Checked by	AD
Approved by	AD

[illegible]

Age Group	Percentage of Respondents
18-24	100%
25-34	100%
35-44	100%
45-54	100%
55-64	100%
65-74	100%
75-84	100%
85+	100%



PROPOSED FIRST FLOOR PLAN

ARCHITECTURE
DESIGN
MUTINY

(TF) www.mutinyarchitecture.com

For Planning	March	14.08.15	01
15.05.2016	8 Y	147C	15 Y