

**OFFICE/RESIDENTIAL BUILDING****199-201 Seven Sisters Road****London, N4 3NG**

## **Highly Prominent Office/Residential Building**

### **Freehold For Sale**

**5,714 sq ft**  
(530.85 sq m)

- Air Conditioning
- Disabled Toilets
- Excellent Natural Light
- Triple Glazing
- Kitchens
- Male & Female WCs
- Carpeted
- Passenger Lift
- Prime main road position

Summary

Available Size	5,714 sq ft
Price	Price on application
Rates Payable	£34,048 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	E (105)

Location

The building is located in a prominent position on the South West side of Seven Sisters Road, corner of Playford Road and close to the junctions of Fonthill Road, Isledon Road & Hornsey Road. The immediate area has undergone major regeneration with many newly built retail and residential developments with a new multiscreen cinema, gyms, restaurants and bars. Finsbury Park Underground and Mainline Station is within a short walking distance and has undergone a full refurbishment. Numerous bus routes also serve the area.

Description

Comprises a self-contained office and residential building arranged on ground, first, second and third floors. The floors are mainly partitioned into various office areas. The building is in good decorative condition with the benefit of a passenger lift together with toilet & kitchen facilities on each floor.

Accommodation

All dimensions are approximate:

Name	sq ft	sq m	Availability
Ground - Ground Floor Offices	1,783	165.65	Available
1st - First Floor Offices	1,528	141.96	Available
2nd - Second Floor Offices	1,612	149.76	Available
3rd - Third Floor Residential	791	73.49	Available
Total	5,714	530.86	

Residential

The Flat arranged on the third floor comprising of hallway a master bedroom with en-suite facilities second bedroom living room bathroom kitchen utility room.

Telecommunications Equipment

The roof area is Let on a Lease to the Secretary of State for a term of 25 Years from the 27th June 1991 who have subsequently Sub-Let to Vodafone for the use of their Telecommunications Equipment.

Freehold Price

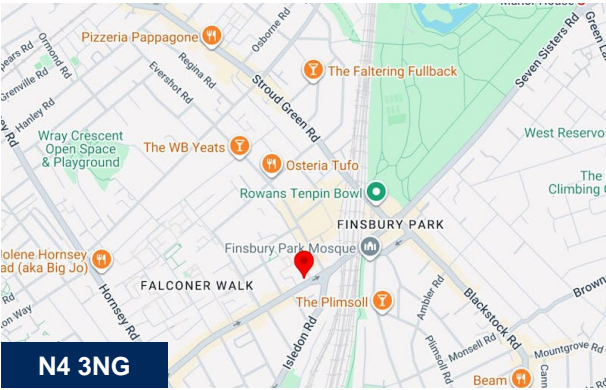
Price upon application

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful purchaser.

Viewings

Strictly by appointment through owner’s SOLE agents as above.



Viewing & Further Information



**Paul Stone**  
0207 482 1203 | 079 7384 5462  
paul.stone@christo.co.uk



