

**RESIDENTIAL DEVELOPMENT OPPORTUNITY
WITH THE BENEFIT OF PLANNING FOR
A NEW BUILD BLOCK OF 8 FLATS
EXISTING SITE AREA**

2,584 Sq. Ft (240 Sq. M)

FREEHOLD FOR SALE

GIFFORD STREET, KINGS CROSS, LONDON N1 0DF



LOCATION: The site is situated on the north side of Gifford Street at its junction with Pembroke Street and is not within a conservation area. The area is well served with public transport with a footpath link to the east of the site providing access to Caledonian Road with its numerous bus routes as well as Caledonian Road and Barnsbury Station. Both of which are within a few minutes' walk the site is also close to Kings Cross opportunity area which has and is currently undergoing significant redevelopment with new offices and housing.

DESCRIPTION: The property comprises a cleared site following the demolition of a former church building.

66-70 Parkway, London NW1 7AH

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ALL DIMENSIONS ARE APPROXIMATE

Existing Site Area	2,584 Sq. Ft	(240 Sq. M)
Proposed New Build Area	7,443 Sq. Ft	(691 Sq. M)

PLANNING: PERMISSION

Planning permission has been granted on the 17th October 2017 by the London Borough of Islington for the erection of a 4 storey (plus basement) residential building comprising 8 self-contained flats (3x1 bed, 3x2 bed & 2x3 bed) with associated terraces landscaping refuse and cycle storage planning reference no **P2016/4973/FUL**.

Full Plans and copy planning permission available upon request.

The permission Granted is Subject to a section 106 and CIL Liability.

TERMS:

PRICE: Upon Application

TENURE: Freehold

IDENTIFICATION: Under the Money Laundering Regulations Act 2004, we are obliged to verify the identity of proposed tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering.
This information is required by law.

VIEWING: Strictly by prior appointment through owners SOLE Agents.

Contact: Paul Stone
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SUBJECT TO CONTRACT

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