



BLACKSTOCK MEWS, LONDON, N4  
**£1,050,000 FREEHOLD**

**EXCITING OPPORTUNITY FOR A FREEHOLD  
UNIT WITH PLANNING APPROVED FOR  
SEVERAL CONVERSIONS.**

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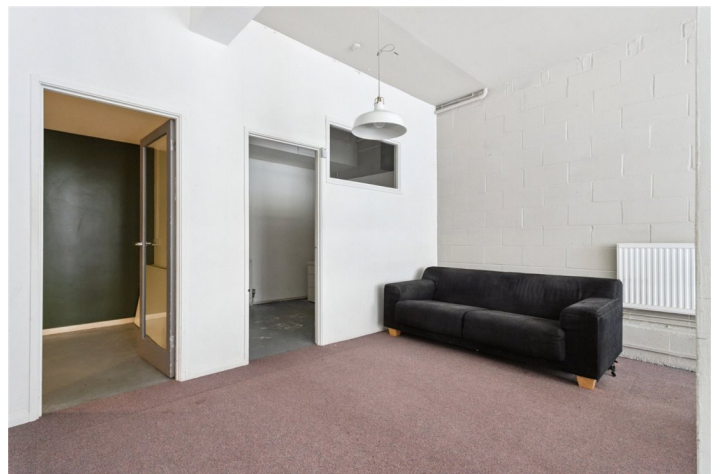
## DESCRIPTION:

A spacious mid-terrace commercial mews house, amazing investment opportunity to secure a property that has planning approved to convert into 3 storey town house or work/live unit. There is also the potential to convert to 2 individual houses as has been done for other properties in the Mews.

Located within a secure gated mews, this unique unit features an open-plan space on the first floor, with an impressive double-height ceiling. The first floor opens to a separate open plan space with exposed beams. Incredibly airy, the room is filled with natural light which floods the entire floor. Designed with versatility in mind, the property benefits from approved planning permission for conversion into a five-bedroom residence. There is also potential to divide the property either vertically or laterally, following the precedent set by neighbouring homes within the mews.

Blackstock Road is just a couple of minutes from the prestigious Highbury Barn. The property is close to the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bournes Fishmongers and Highbury Vintners. Clissold Park and Highbury Fields are also moments away. The

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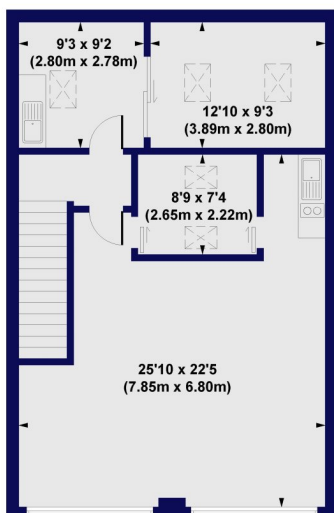


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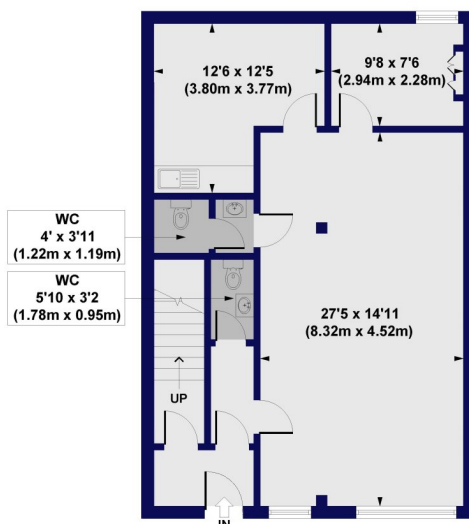


## Blackstock Mews, N4

Approx. Gross Internal Floor Area 1590 sq. ft / 147.73 sq. m



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 793 SQ FT



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 797 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £648 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E

<https://www.winkworth.co.uk/sale/property/HH240357>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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