



## 12 Blackstock Mews

Finsbury Park, London, N4 2BT

### Impressive Freehold Development Opportunity.

**1,590 sq ft**  
(147.72 sq m)

- Commercial mews house.
- Planning approved for several conversions.
- Investment and Development opportunity.
- Double-height ceiling.
- Property is bathed in an abundance of natural light.
- Prime location.

# 12 Blackstock Mews, Finsbury Park, London, N4 2BT

## Summary

<b>Available Size</b>	1,590 sq ft
<b>Price</b>	£1,200,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (65)

## Description

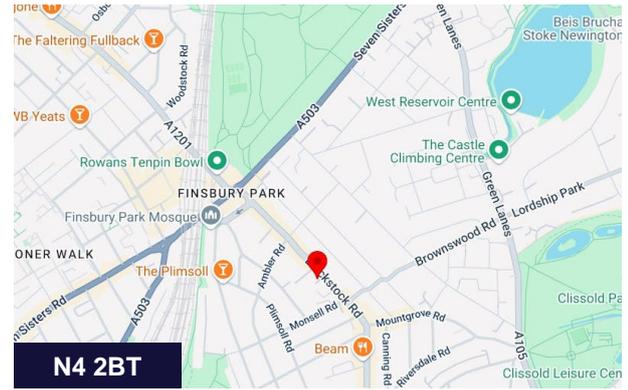
A spacious mid-terrace commercial mews house, amazing investment opportunity to secure a property that has planning approved to convert into 3 storey town house or work/live unit. There is also the potential to convert to 2 individual houses as has been done for other properties in the Mews.

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.

## Location

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 property is fantastically placed for local transport links - with a selection of excellent bus routes, and Finsbury Park (Victoria line) and Arsenal (Piccadilly Line) a short distance away. Highbury & Islington station (Victoria and London Overground lines) is also nearby.

PTAL Rating is 6a.



## Viewing & Further Information



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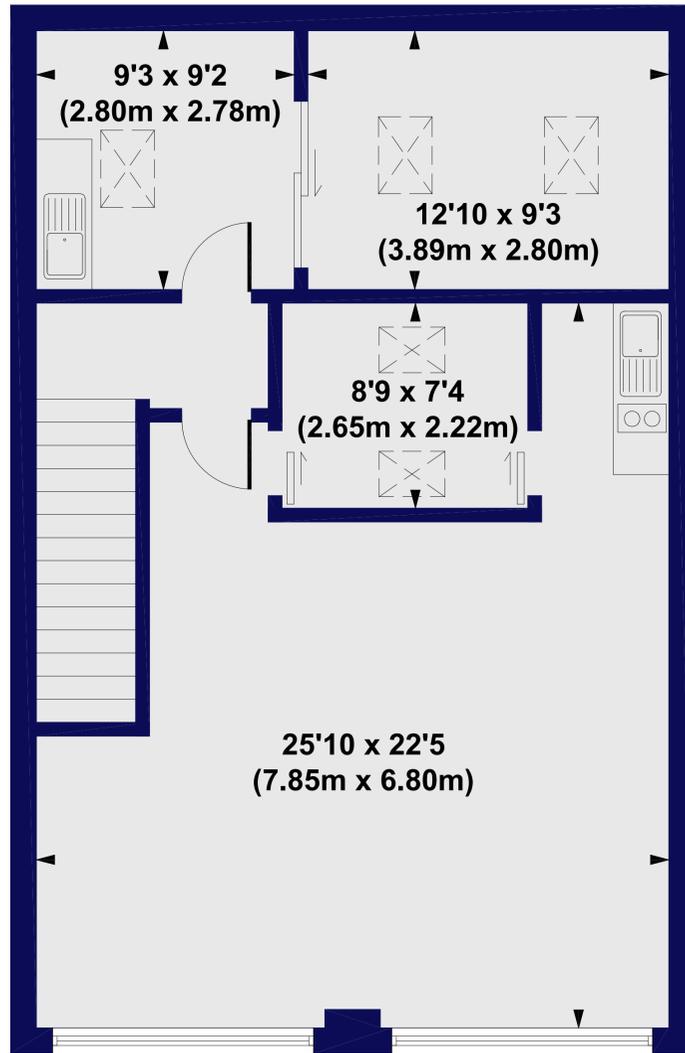
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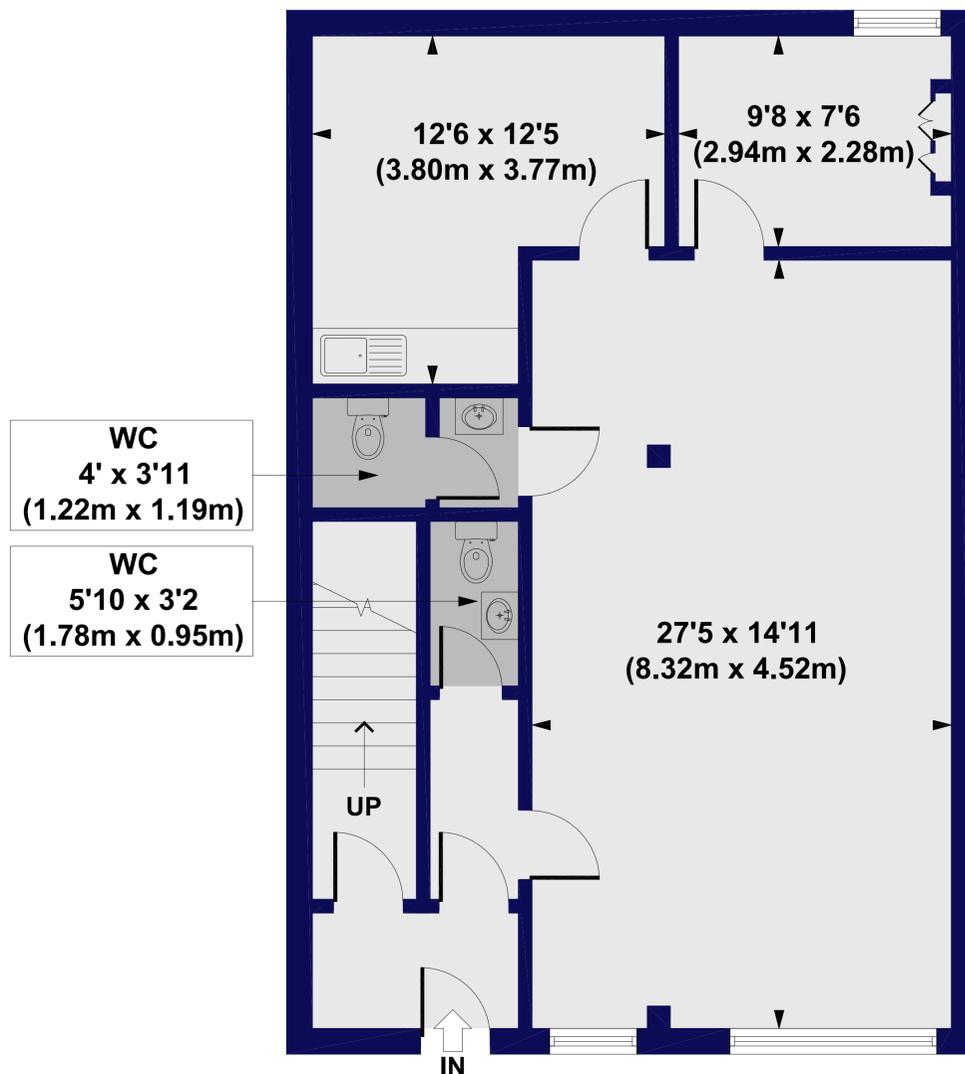
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# Blackstock Mews, N4

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.

**Winkworth**