

FREEHOLD

FOR SALE

FURTHER DEVELOPMENT POTENTIAL
OPPORTUNITY

(Subject to obtaining all the necessary consents)

112 GIFFORD STREET

(Close to Kings Cross)

LONDON N1

**SOLE AGENTS: INVESTMENT DIVISION
HURFORD SALVI CARR**



SITUATION

Gifford Street is situated north of Kings Cross/St Pancras Station (Euro Star, British Mainline and Underground) being on the east side of York Way just north of Bingfield Park.

DESCRIPTION

A modern development comprising thirteen apartments which have each been sold on 150 years leases from 2006 at a ground rent of £250 per annum (**total £3,250 per annum**) subject to upward reviews every 25 years linked to the Retail Price Index.

The Freeholder is responsible for arranging the management and insurance

FURTHER DEVELOPMENT POTENTIAL

There is scope subject to obtaining all the necessary consents to create an extension with a further two bedroom apartment arranged over three floors. The planning is not straightforward and would involve the relocation of the dustbin store. Further details available upon request.

PRICE: Offers are invited upon an unconditional basis apart from Subject to Section5 Notices and subject to contract.

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The statements contained in these particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute any part of an offer. None of such statements are to be relied upon as a statement or representation of fact and intending purchasers/tenants must satisfy themselves as to their correctness by inspection or otherwise.