

FREEHOLD GROUND RENT INVESTMENT OPPORTUNITY

PLUS

**POTENTIAL FOR FURTHER DEVELOPMENT
(subject to obtaining all the necessary consents)**

FOR SALE

112 GIFFORD STREET

(Close to Kings Cross)

LONDON N1

**SOLE AGENTS
INVESTMENT DIVISION
HURFORD SALV CARR**



External View

SITUATION

Gifford Street is situated north of Kings Cross/St Pancras Station (International , Mainline and Underground station) 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 will involve the relocation of the dustbin store. Further details are available upon request.

PRICE: **Offers are invited upon an unconditional basis apart from
Subject to Section 5 Notices and subject to contract.**

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

**For further information contact Daniel Lachs
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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.