



P R I M E R E S I D E N T I A L

P R E S E N T S

Tollington Road, London



elliott E | J james

# Tollington Road, London



We are delighted to offer to the market this fantastic development opportunity in Islington. 30 Tollington Road gained planning for an "Erection of rear and side extensions to allow conversion of ground and lower ground floors into 1 x 3-bed and 1 x 2-bed dwelling with associated subdivision of rear garden." There will also be the conversion of the existing 1st and 2nd Floors into a 3 Bedroom duplex apartment. Planning Ref: P2023/3259/FUL

Flat 1 - 115M2 / 1,273 Sqft - 3 Bedroom Apartment (With Garden)

Flat 2 - 78M2 / 839 Sqft - 2 Bedroom Apartment (With Garden)

Flat 3 - 104M2 / 1,119 Sqft - 3 Bedroom Apartment

Alternatively the current property is set over four floors and totals 2,549 Sqft. It could be restored to a beautiful family home with no additional extensions required but does require extensive refurbishment works.

The property has a front garden & a wide driveway to the left offering a single parking space. The rear garden is approximately 49" x 33" in size.

The property is well-located close to Holloway Road (Piccadilly Line) and Finsbury Park (Victoria Line, Piccadilly Line & National Rail), both providing excellent links into the city. There are also multiple bus links into central London. An array of shops, cafes and local amenities are also within walking distance on the buzzing Holloway Road. The vast green open spaces of Hampstead Heath and Finsbury Park and a selection of excellent schools are also easily accessible.



With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Elliott Lawlor MNAEA & MARLA**

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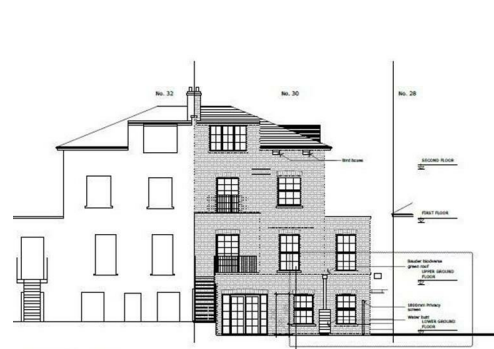
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Sqft 2549.00 sq ft	Type Development Opportunity	Style Georgian
Bedrooms 6	Receptions 4	Bathrooms 2
Tenure Freehold	Local Authority Islington	Tax Band E

# EXISTING PLANS



GROSS INTERNAL AREA  
 BASEMENT: 699 SQ FT, 65 m<sup>2</sup>, GROUND FLOOR: 667 SQ FT, 62 m<sup>2</sup>,  
 FIRST FLOOR: 635 SQ FT, 59 m<sup>2</sup>, SECOND FLOOR: 548 SQ FT, 51 m<sup>2</sup>  
 TOTAL: 2549 SQ FT, 237 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



PROPOSED REAR ELEVATION  
 site 1:100 @ A1



PROPOSED FRONT ELEVATION  
 Scale 1:100 @ A1

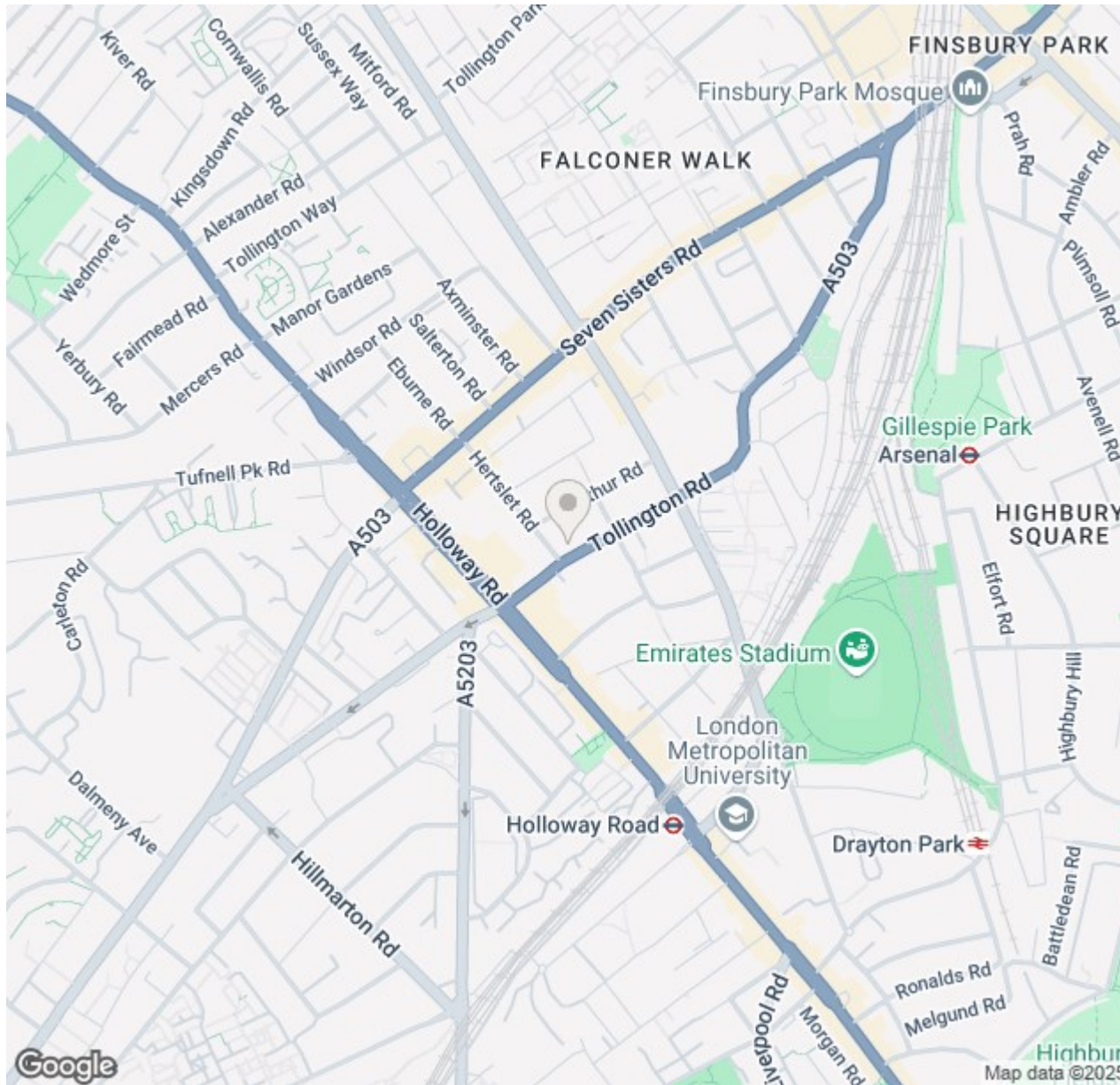


PROPOSED SIDE ELEVATION  
 site 1:100 @ A1



PROPOSED SECTION A-A  
 Scale 1:100 @ A1

# MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			58
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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