

288 UPPER STREET

ISLINGTON,
LONDON, N1

FOR SALE ON BEHALF
OF RECEIVERS

FREEHOLD

KOOPMANS

PROPERTY INVESTMENT | ASSET MANAGEMENT



INVESTMENT SUMMARY

- Property for sale in a prime location in North London on behalf of receivers
- Sold with full Vacant Possession
- Freehold
- Potential to enhance value through change of use, subject to necessary consents
- Excellent transport links located within walking distance of Angel and Highbury and Islington Stations
- Self-contained entrance to offices above Upper Street retail.
- Could be sold with adjoining building at 64 Cross Street, N1 which is under connected ownership

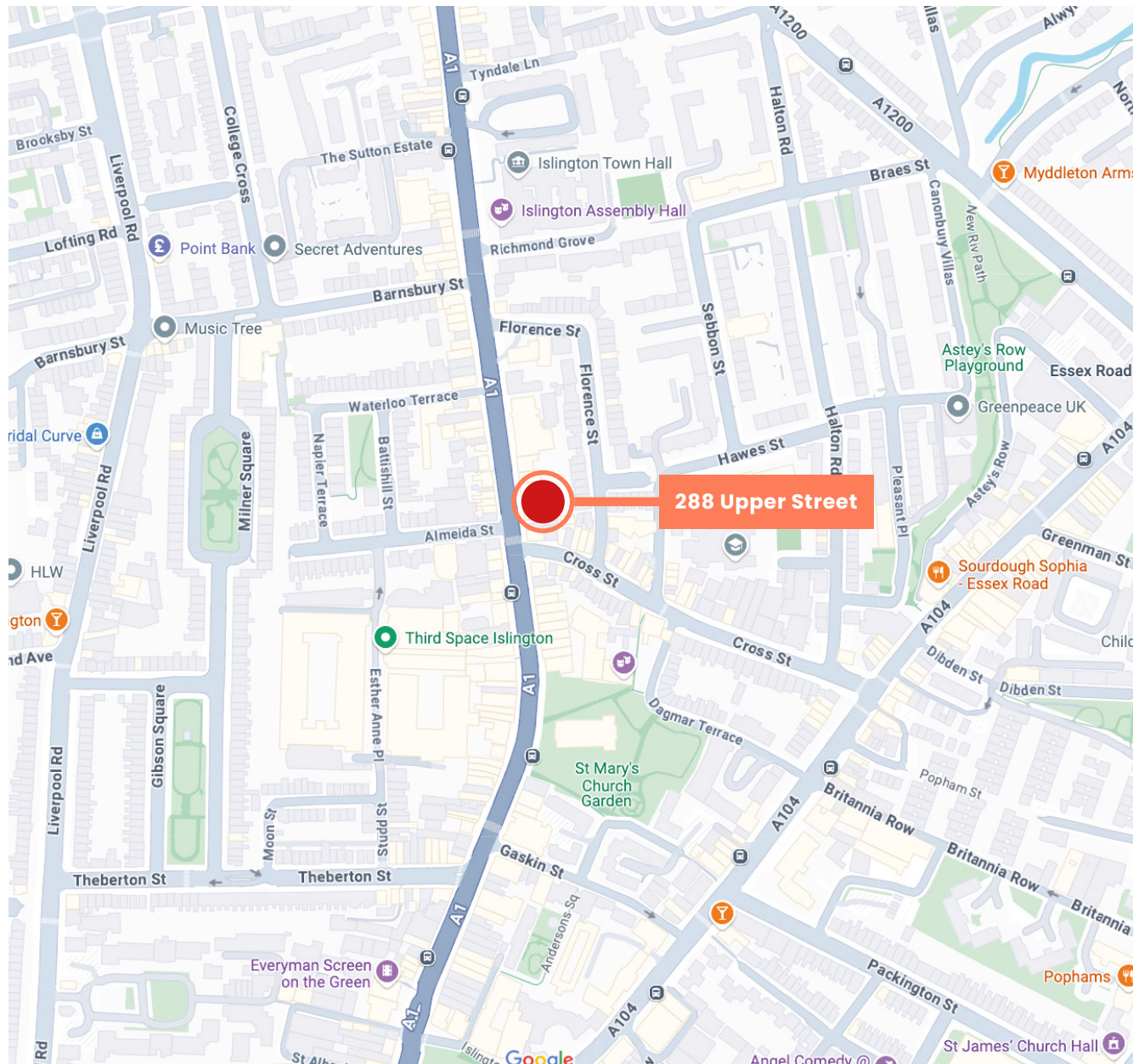
Seeking offers in excess of £1,950,000 representing a low capital value of £573 per sq ft

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LOCATION

Set in the heart of one of London's most vibrant and sought-after neighbourhoods, Upper Street in Islington offers an unrivalled blend of lifestyle, connectivity, and character. Known for its eclectic mix of independent boutiques, award-winning restaurants, artisan cafés, and cultural landmarks like the Almeida Theatre and Union Chapel, Upper Street is a destination in its own right. The area attracts a diverse and affluent demographic, including professionals, creatives, and families, all drawn to its unique village atmosphere just minutes from the City and West End. With excellent transport links from Highbury & Islington and Angel stations, as well as green spaces like Islington Green and Highbury Fields nearby.

SITUATION

Occupying a prominent position in the heart of Upper Street the property enjoy exceptional visibility in one of North London's busiest and most desirable commercial stretches. This vibrant section of Upper Street is home to a thriving mix of independent retailers, premium lifestyle brands, and popular dining destinations. Nearby occupiers include Ottolenghi, Gail's Bakery, The Breakfast Club, Aesop, Sweaty Betty, and Rosa's Thai Café, as well as a range of boutique fashion stores, interior design showrooms, and art galleries including Dinny Hall, Jimmy Fairly, Ace & Tate and Neal's Yard Remedies. The location benefits from heavy pedestrian footfall throughout the week, driven by local residents, office workers, and visitors alike.



DESCRIPTION

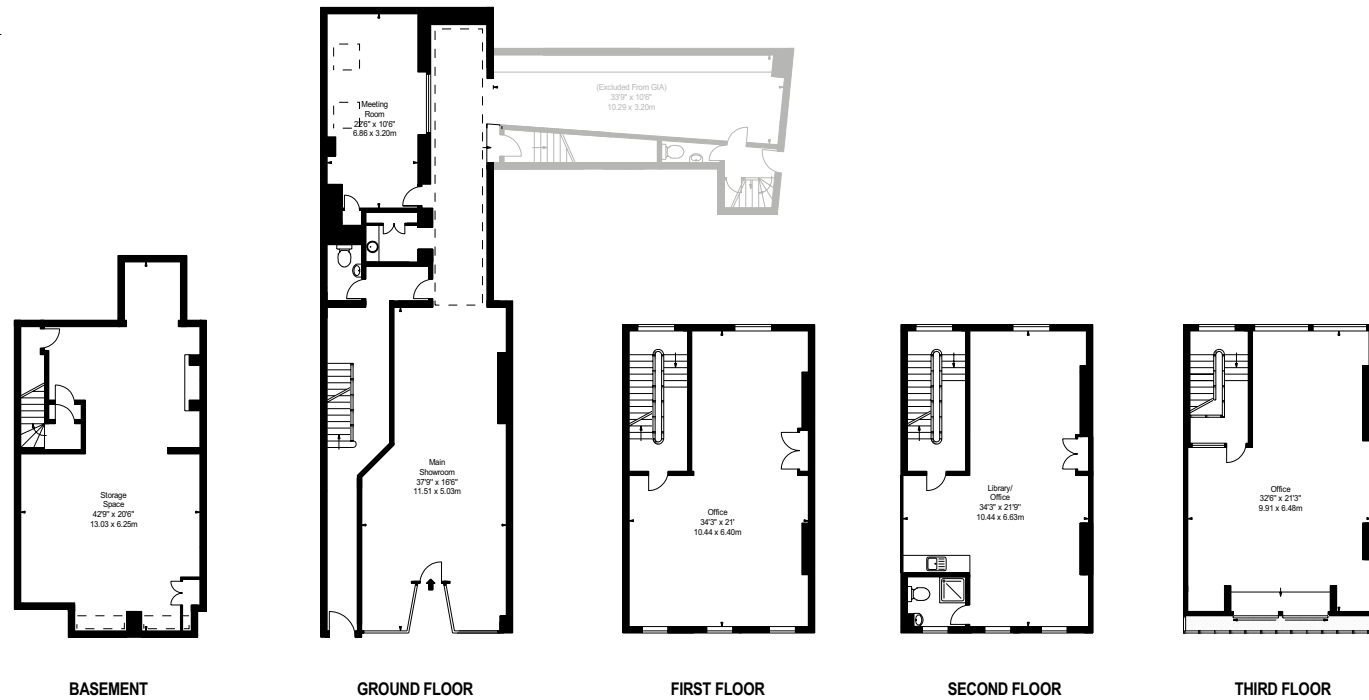
288 Upper Street is an attractive mid-terrace period property arranged over basement, ground, first and second floors, presenting a striking façade in the heart of Islington's vibrant commercial district. The building features a full-width glazed frontage at ground level, offering superb visibility and display potential for retail or showroom use. Internally, the ground floor is configured as an open-plan commercial space with a basement used for storage

The upper floors are accessed via a separate entrance and are currently arranged as self-contained office accommodation, with bright, well-proportioned rooms, high ceilings and natural light throughout. Period features, including sash windows and cornicing, add character to the upper parts, while the layout lends itself well to future conversion subject to the necessary planning consents.

The property is connected at ground level to 64 Cross Street, via the showroom and a staircase leading to the first floor, which is available by separate negotiation.

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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



ACCOMMODATION

The property comprises the following accommodation:

Floor	Gross Internal Area		Net Internal Area	
	Square Feet	Square Meters	Square Feet	Square Meters
Basement	757	70.33	671	62.34
Ground Floor	1372	127.46	1042	96.80
First Floor	711	66.05	578	53.70
Second Floor	722	67.07	541	50.26
Third Floor	678	62.99	571	53.05
Total	4240	393.90	3403	316.14

TENURE

Freehold

Title Number - NGL585817

EPC

C51

VAT

The property is not elected for VAT and so no VAT will be payable on the sale price.

DATAROOM

Full information is available on a Data Room. Access is available on request to the Sole Agent.

AML

Satisfactory anti-money laundering and compliance information will be required of the purchaser.

PROPOSAL

Seekings offers in excess of £1,950,000 (One Million, Nine Hundred and Fifty Thousand Pounds), this represents a low capital value of £573 per sq ft. subject to contract

FURTHER INFORMATION

For further information, or to request a viewing. Please contact sole agents, Koopmans.

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KOOPMANS

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