

STAMFORD HILL, LONDON N16
73 Lordship Road

LOCATION The property is located in Stoke Newington in the north of the London Borough of Hackney and is approximately 3 miles north of the City of London.

Lordship Road runs between Stoke Newington Church Street (B104) and Seven Sisters Road running parallel with Green Lanes. The property is situated on a corner site at the junction of Lordship Road and Lordship Park (B105).

The surrounding area is predominantly residential with the Hillcourt Local Authority Housing Estate to the north and traditional period street properties to the south east.

DESCRIPTION The site comprises a large imposing locally listed building of traditional brick construction with a flat fronted pitched roof, arranged over basement, ground and first floors. The existing building is in poor condition, and internally parts of the property are effectively derelict.

To the front of the property is a large forecourt, accessed off Lordship Park and to the rear is a large garden. Adjoining the main building is a small single storey garage and at the rear a two storey out-house of brick construction.

SITE AREA Approximately 0.144 hectares (0.355 acres).

TENURE Freehold

PLANNING The London Borough of Hackney Planning department have verbally informed the Auctioneers that as the building is of local significance they would seek to retain and enhance the existing structure. We are informed that applications for a residential development comprising the conversion of the existing building to flats and the construction of four 1 bedroom flats and two 2 bedroom flats in a new structure together with one 3 bedroom and one 4 bedroom house would be acceptable subject to consents.

For further details please contact Kingsley Izundu (020 8356 8074) at the London Borough of Hackney Planning Department.

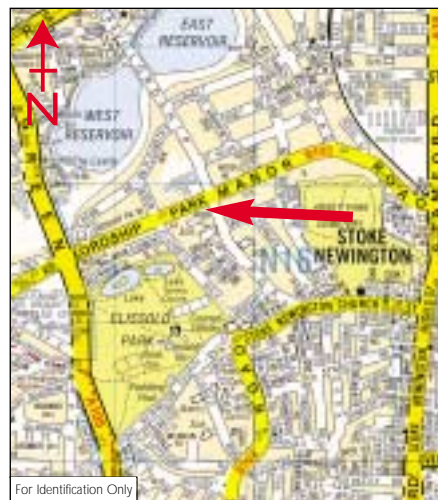
INSPECTION DETAILS Strictly by appointment with the Auctioneers. Inspections will be conducted viewings every Wednesday at 2.30 p.m. preceding the auction.

VAT Value Added Tax is not applicable to this lot.

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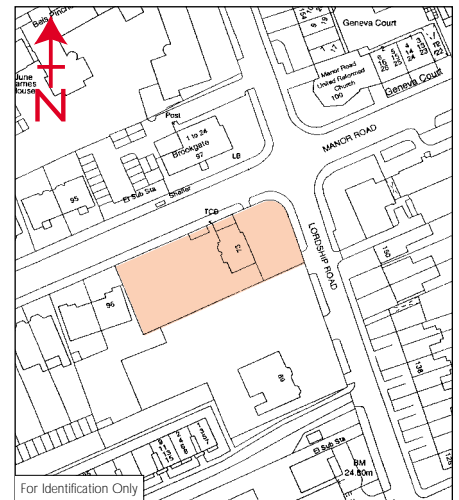


Photographs taken 2001



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VENDOR'S SOLICITORS

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