



21 Swan Yard, Islington,  
London, N1 1RU



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## Freehold Development Opportunity In Islington, N1

- Freehold Development Opportunity off Upper Street
- Planning permission has been granted for the change of use and conversion of the existing Class E space to create 1 x 3 bedroom dwelling
- Amenities closeby including Tesco Express, Black Sheep Coffee and Highbury Fields
- Proposed GIA- 142sqm/ 1,528sqft
- All underpinning works have been completed
- Highbury & Islington Station is a 1 minute walk away
- Freehold
- Offers in excess of £725,000 for the freehold interest

### Description

The existing site sits just off Upper Street and consists of an empty two-storey building that faces onto Swan Yard. Planning permission has been granted by the London Borough of Islington for change of use and conversion from the existing Class E space to create 1 x 3 bedroom residential dwelling along with extensions at first and second floors, incorporating the existing ground floor and amenity space.

### Location

The existing building forms the end of the terrace of Swan Yard and is situated within the desirable London Borough of Islington. Sitting just off the popular and well-connected Upper Street, the immediate neighborhood is occupied by a mix of residential and office spaces. The area is very well served in terms of local nearby amenities which can be found a 1 minute walk away on Upper Street and Holloway Road. The local schools include Laycock Primary School (0.1 mile), Canonbury Primary School (0.1 mile), and St Mary Magdalene Academy (0.4 miles).

**Highfield**

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**Investments**

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## Proposed Residential Schedule

Unit	Type	Beds	GIA (m2)	GIA (ft2)
1	Dwelling	3 Beds	142	1,528
Total GIA			142	1,528

### Transport

The site is highly accessible and has a PTAL rating of 6B. The nearest station is Highbury & Islington Station is situated a 1 minute walk away providing direct access to Oxford Circus within 5 minutes on the Victoria Line. The same station also provides Overground access to Stratford within 17 minutes.

### Planning Permission

Reference Number [P2022/1317/FUL](#)- Planning permission has been granted by the London Borough of Islington for the change of use and conversion from the existing Class E space to create 1 x 3 bedroom residential dwelling along with extensions at first and second floors, incorporating the existing ground floor and amenity space.

### Enabling Works

The owner has completed all underpinning works. Water and gas connections have been completed and the owner has obtained a quote from UKPN for the electricity connection.

### Site Plan



### Financial Contributions

We have been advised that the CIL charge will be approximately £20,000 and to be paid by the buyer. The S106 charge of £51,000 has been paid in full by the owner.

### Access

Available upon request.

### Tenure

Freehold.

### Additional Information

Please contact a member of the team at Highfield Investments for the further information pack.

### VAT

We have been advised that VAT is not applicable.

### Terms

Highfield are inviting offers in excess of £725,000 for the freehold interest.

### Site Location

