

# **FREEHOLD DEVELOPMENT & INVESTMENTS**

## **May 2012**

**For more information**

**Visit our website**  
[www.Christo.co.uk](http://www.Christo.co.uk)

**Contact our Agency Team by email:**

[Nicholas@christo.co.uk](mailto:Nicholas@christo.co.uk)  
[Paul.stone@Christo.co.uk](mailto:Paul.stone@Christo.co.uk)

---

148 Kentish Town Road, London NW1 9QB

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)

### PROPERTY OF THE MONTH

### DEVELOPMENT OPPORTUNITY ON

### TUFNELL PARK/ARCHWAY BORDER

### WITH PLANNING

### JUNCTION ROAD N19



### MIXED USE SCHEME

### FOR SALE

### OIEO £1 Million

See page 4 for more details

#### NOTICE RELATING TO THE PROPERTY MISDESCRIPTIONS ACT

Christo as agent and for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Christo, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) Date of Publication: March 2006



<p><b>Enfield</b></p>	<p style="text-align: center;"><b><u>Hertford Road, Enfield</u></b></p> <p><b>Location:</b> The premises are prominently located on the busy Hertford Road on its corner with Grace Road West and close to its major junction with Ordnance Road. Local occupiers include Lloyds Pharmacy, Costcutters, Domino's Pizza, Greggs, The Post Office, Co-op and Albury Leisure Centre.</p> <p><b>Description:</b> The premises consist of the bar/restaurant premises on ground floor and basement with 6 residential rooms on 1st and 2nd floors creating a rental income.</p> <p><b>Total Area: 4,018 Sq Ft ( 374 Sq M)</b></p> <p><b>Price: £475,000 + VAT</b></p> <p><b>CONTACT: Paul Stone <a href="mailto:Paul.Stone@christo.co.uk">Paul.Stone@christo.co.uk</a></b>  <b>T. 020 7482 1203</b>  <b>M. 07973 845462</b></p>	
<p><b>N1</b></p>	<p style="text-align: center;"><b><u>Development Opportunity</u></b>  <b><u>Orsman Road, Islington, London</u></b></p> <p><b>Location:</b> The property is situated on the north side of Orsman Road close to the junctions of Kingsland Road. The property backs on to the Regents Canal and situated within an area that has seen a high density of mixed use development. The property is well served by public transport.</p> <p><b>Description:</b> The property comprises an existing warehouse building arranged on basement, ground, first, second and third floors.</p> <p><b>Total Area: 12,700 Sq Ft (1,170 Sq M)</b></p> <p>The property benefits from residential planning permission to convert the existing building to commercial on basement &amp; ground floor together with nine residential units.</p> <p><b>Price: £2.4 Million</b></p> <p><b>CONTACT: Paul Stone <a href="mailto:Paul.Stone@christo.co.uk">Paul.Stone@christo.co.uk</a></b>  <b>T. 020 7482 1203</b>  <b>M.07973 845462</b></p>	
<p><b>N4</b></p>	<p style="text-align: center;"><b><u>Green Lanes, Harringay</u></b></p> <p><b>Location:</b> The building is prominently located on Green lanes close to the junction of St Anns Road.</p> <p><b>Description:</b> The property comprises a ground floor shop together with 3 self contained units arranged on the first and second floors. The entire property is currently let and produces a total income of <b>£36,440 pax</b>.</p> <p><b>Price: Offers in excess of £680,000</b></p> <p><b>CONTACT: Clive Brier <a href="mailto:paul.stone@christo.co.uk">paul.stone@christo.co.uk</a></b>  <b>T. 020 7482 1203</b></p>	
<p><b>N7</b></p>	<p style="text-align: center;"><b><u>Development /Investment</u></b>  <b><u>Holloway Road</u></b></p> <p><b>Location:</b> The property is situated on the western side of Holloway Road on the corner of Mercers Road.</p> <p><b>Description:</b> The property comprises 4 interconnecting Victorian houses arranged over 5 floors converted to offices.</p> <p><b>Total Area: 17,000 Sq Ft (1,486 Sq M)</b></p> <p><b>Total Income: £200,000 per annum</b></p> <p><b>Price: OIEO £3.8 Million</b></p> <p><b>CONTACT: Nicholas Christo <a href="mailto:Nicholas@christo.co.uk">Nicholas@christo.co.uk</a></b>  <b>T. 020 7482 1203</b></p>	

**NOTICE RELATING TO THE PROPERTY MISDESCRIPTIONS ACT**

Christo as agent and for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Christo, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) Date of Publication: March 2006



<p><b>N7</b></p>	<p style="text-align: center;"><b><u>Development Opportunity</u></b> <b><u>Benwell Road</u></b></p> <p><b>Location:</b> The property is situated on the west side of Benwell Road close to the junctions of Drayton Park, Holloway Road and Hornsey Road.</p> <p><b>Description:</b> The property comprises an existing large part 3 &amp; 4 storey industrial building presently in derelict condition overlooking a large central courtyard.</p> <p><b>Planning Permission:</b> Permission has been granted in June 2010 for the existing industrial buildings including erection of part single part 2 storey roof extensions and erection of a 6 storey infill building fronting Benwell Road to provide 21 residential units with 588 Sq M commercial space on the ground floor.</p> <p><b>Total Site Area: 14,200 Sq Ft</b></p> <p><b>Price: Upon application.</b></p> <p><b>CONTACT: Paul Stone</b> <a href="mailto:Paul.Stone@christo.co.uk">Paul.Stone@christo.co.uk</a>  <b>T: 020 7482 1203</b>  <b>M: 07973 845462</b></p>	
<p><b>N8</b></p>	<p style="text-align: center;"><b><u>Development Opportunity</u></b> <b><u>Clarendon Road/Hornsey Park Road</u></b></p> <p><b>Location:</b> The property is situated on the north side of Hornsey Park Road and Clarendon Road, close to the junctions of Turnpike Lane, Hornsey High Street and Wightman Road.</p> <p><b>Description:</b> The property consists an older style 2 storey disused industrial building together with its own yard.</p> <p><b>Total Area: 11,000 Sq Ft ( 1,021 Sq M)</b></p> <p><b>Price: Offers in excess of £1.3 Million</b></p> <p>The property benefits from planning permission to demolish the existing building and erect a new commercial &amp; residential building providing 6 B1 units and 6 flats.</p> <p><b>CONTACT: Paul Stone</b> <a href="mailto:Paul.Stone@christo.co.uk">Paul.Stone@christo.co.uk</a>  <b>T: 020 7482 1203</b>  <b>M: 07973 845462</b></p>	
<p><b>N19</b></p>	<p style="text-align: center;"><b><u>Junction Road, Archway</u></b></p> <p><b>Location:</b> Prominently located on the corner of Vorley Road and Junction Road very close to Archway Station in the midst of High Street facilities. The property is ideally placed for access to all forms of public transport, particularly Archway Underground Station, which serves the West End, the City and the mainline stations of Kings Cross &amp; St Pancras and Euston</p> <p><b>Description:</b> A commercial building consisting of retail on the ground floor and basement with offices above on 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors – each floor has its own kitchen and WC offering partitioned office space via demountable partitions</p> <p>Planning Permission has just been granted to convert the upper floors into 6 contained flats (2 x 2 bed flats, 3 x 1 bed flats and 1 x studio flat) and extend the building at the rear on the ground, first and second floors.</p> <p><b>Total Area: 4,243 Sq Ft (394 Sq M)</b></p> <p><b>CONTACT: Paul Stone</b> <a href="mailto:Paul.Stone@christo.co.uk">Paul.Stone@christo.co.uk</a>  <b>T. 020 7482 1203</b>  <b>M. 07973 845462</b></p> <p><b>Price: Upon application</b></p>	
<p><b>N11</b></p>	<p style="text-align: center;"><b><u>Development Opportunity</u></b> <b><u>Brunswick Park Road</u></b></p> <p><b>Location :</b> Situated on the west side of Brunswick Park Road close to the junction of North Circular Road and overlooking New Southgate Park.</p> <p><b>Description:</b> Comprises a 2 storey factory/warehouse building ideally suited for development subject to obtaining planning permission.</p> <p><b>Total Area: 12,994 Sq Ft</b></p> <p><b>Price: Offers in excess of £1.7 Million</b></p> <p><b>Contact: Paul Stone</b>  <b>T: 020 7482 1203</b>  <b>M: 07973 845462.</b></p>	

#### NOTICE RELATING TO THE PROPERTY MISDESCRIPTIONS ACT

Christo as agent and for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Christo, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) Date of Publication: March 2006

<p><b>N11</b></p>	<p style="text-align: center;"><b><u>DEVELOPMENT OPPORTUNITY</u></b> <b><u>Cline Road, New Southgate</u></b></p> <p><b>Location</b> Situated in a prominent position on the west side of Cline Road close to the junction of North Circular Road.  <b>Description:</b> Comprises a two storey office showroom building together with 2 interconnecting single storey buildings.  <b>Total Area:</b> 20,250 Sq Ft  <b>Price:</b> Offers in excess of £2 Million  <b>Contact:</b> Paul Stone  <b>T: 020 7482 1203 M: 07973 845462</b></p>	
<p><b>N22</b></p>	<p style="text-align: center;"><b><u>Wood Green</u></b></p> <p><b>Location:</b> Situated on the east side of Palmerston Road within this mainly residential area.  <b>Description:</b> Comprises a large double fronted house arranged on ground, first &amp; second floors, split up to provide 4 large rooms, kitchen and shower/wc on first &amp; second floors. The property also benefits from driveway and large rear garden. The property was previously used as a childrens care centre although would ideally suit a family home or development, subject to obtaining the necessary planning consents.  <b>Total Area: 1,710 Sq Ft</b>  <b>Price: Offers in excess of £710,000</b>  <b>CONTACT: Paul Stone</b>  <b>T. 020 7482 1203</b>  <b>M. 07973 845462</b></p>	
<p><b>NW5</b></p>	<p style="text-align: center;"><b><u>Kentish Town</u></b></p> <p><b>Location:</b> Situated on the north end of Queens Crescent, within this busy market street.  <b>Description:</b> Comprises a 4 storey mid terraced building providing retail accommodation over ground and basement floors with residential on the upper floors.  <b>Total Area: 1,041 Sq Ft</b>  <b>Tenancies:</b> The ground floor and basement are let on a FRI lease for a term of 10 years from June 2007 subject to 5 yearly rent reviews at a current rental income of £15,000 pax. The upper floors have been sold off on a long lease.  <b>Price: £195,000</b>  <b>CONTACT: Paul Stone</b>  <b>T. 020 7482 1203</b>  <b>M. 07973 845462</b></p>	
<p><b>NW5</b></p>	<p style="text-align: center;"><b><u>Kentish Town</u></b></p> <p><b>Location:</b> Situated on the north side of Queens Crescent, close to the junction of Malden Road.  <b>Description:</b> Comprises a former public house arranged on ground and basement floors together with 6 self contained flats. The ground and basement is currently let to William Hill. The entire property is currently let and producing £130,400 pax  <b>Total Area: 2,260 Sq Ft</b>  <b>Price: Upon application.</b>  <b>CONTACT: Paul Stone</b>  <b>T. 020 7482 1203</b>  <b>M. 07973 845462</b></p>	
<p><b>NW10</b></p>	<p style="text-align: center;"><b><u>Development Opportunity</u></b> <b><u>Harlesden High Street</u></b></p> <p><b>Location:</b> The property occupies a prominent position in the heart of Harlesden town centre. Located on the busy junctions between Harlesden High Street and Manor Park Road. Transport facilities are good with Harlesden Tube station a short distance away. Numerous bus routes also serve the area.  <b>Description:</b> The property comprises a vacant purpose built office building, arranged over Three storeys.  <b>Total Area: 6,500 Sq Ft (603 Sq M)</b>  The property benefits from planning consent to demolish the existing building and to erect a new 5 storey building of 15 flats and commercial arranged on the ground floor.  <b>Price: £1.5 Million</b>  <b>CONTACT: Nicholas Christo <a href="mailto:Nicholas@christo.co.uk">Nicholas@christo.co.uk</a></b>  <b>T. 020 7482 1203</b></p>	

NOTICE RELATING TO THE PROPERTY MISDESCRIPTIONS ACT


Christo as agent and for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Christo, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) Date of Publication: March 2006

<p><b>NW10</b></p>	<p align="center"><b><u>Harlesden High Street, Brent</u></b></p> <p><b>Location:</b> The site occupies a prominent position on Harlesden High Street and lies circa 200m north of Willesden Junction Train Station. Multiple bus routes serve the immediate area. The High Street is one of the main routes in and out of North West London, with traffic in both directions.</p> <p><b>Description:</b> A cleared and remediate site, being a former petrol station.</p> <p><b>Proposed Scheme:</b> 14 residential units.</p> <p>Full information as to the planning history of the site will be provided upon application.</p> <p><b>Total Area:</b> 0.1230 Ha (0.304 Acres/ 13,250 Sq Ft)</p> <p><b>Price:</b> Upon application</p> <p><b>CONTACT: Nicholas Christo</b> <a href="mailto:Nicholas@christo.co.uk">Nicholas@christo.co.uk</a>  <b>T. 020 7482 1203</b>  <b>M. 07854 311 110</b></p>	
<p><b>NW11</b></p>	<p align="center"><b><u>Golders Green Road</u></b></p> <p><b>Location:</b> Situated in a prominent position on the South West side of Golders Green Road.</p> <p><b>Description:</b> Comprises a ground floor shop together with a self contained maisonette on first and second floors, comprising 4 bedrooms, lounge, kitchen, bathroom and toilet.</p> <p><b>Total Income: £51,400</b></p> <p><b>Price: £890,000</b></p> <p><b>CONTACT: Paul Stone,</b> <a href="mailto:Paul.Stone@christo.co.uk">Paul.Stone@christo.co.uk</a>  <b>T. 020 7482 1203</b>  <b>M. 07973 845462</b></p>	
<p><b>E1</b></p>	<p align="center"><b><u>Development Opportunity</u></b> <b><u>Sutton Street</u></b></p> <p><b>Location:</b> The site is situated on the corner of Sutton Street and Shadwell Place.</p> <p><b>Description:</b> Comprise a former disused public house which has been demolished to provide a cleared site.</p> <p><b>Total Site Area: 2,200 Sq Ft (204 Sq M) 0.02 Hectares</b></p> <p>Planning permission has been granted to erect a new six storey plus basement building providing 2 x A1 commercial units together with 9 self contained flats.</p> <p><b>Price: Upon application.</b></p> <p><b>CONTACT: Paul Stone,</b> <a href="mailto:Paul.Stone@christo.co.uk">Paul.Stone@christo.co.uk</a>  <b>T. 020 7482 1203</b>  <b>M. 07973 845462</b></p>	
<p><b>E8</b></p>	<p align="center"><b><u>Development Opportunity/Investment</u></b> <b><u>Kingsland Road</u></b></p> <p><b>Location:</b> Situated in a prominent location on the corner of Kingsland Road and Dalston Lane.</p> <p><b>Description:</b> The building is arranged over basement, ground and 3 upper floors, currently arranged as ground floor restaurant and basement kitchens. The upper floors presently comprise 17 self contained flats.</p> <p>The entire property is currently let and producing £222,240 per annum exclusive.</p> <p><b>Price: Upon application.</b></p> <p><b>CONTACT: Paul Stone,</b> <a href="mailto:Paul.Stone@christo.co.uk">Paul.Stone@christo.co.uk</a>  <b>T. 020 7482 1203</b>  <b>M. 07973 845462</b></p>	
<p><b>Enfield</b></p>	<p align="center"><b><u>Hertford Road</u></b></p> <p><b>Location:</b> Situated in a prominent position on the east side of Hertford Road at the junction of Carterhatch Road.</p> <p><b>Description:</b> Comprises a 2 ground floor shops together with 2 x 1 bed flats arranged on the ground floor together with 1 x 2 bed flat arranged on the first floor. The property also has a large yard.</p> <p><b>Total Site Area: 7,965 Sq Ft</b></p> <p>The entire property is currently let on a licence agreement for a period of 6 months at a current rental of £40,000 pax. Vacant possession can be granted at anytime by giving the tenants 2 months prior written notice.</p> <p><b>Price: £650,000</b></p> <p><b>CONTACT: Paul Stone</b> <a href="mailto:Paul.Stone@christo.co.uk">Paul.Stone@christo.co.uk</a>  <b>T. 020 7482 1203</b>  <b>M. 07973 845462</b></p>	

NOTICE RELATING TO REALTY MISDESCRIPTIONS ACT

Christo as agent and for the vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Christo, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) Date of Publication: March 2006



<b>Edgware</b>	<p style="text-align: center;"><b><u>Station Road</u></b></p> <p><b>Location:</b> Situated in a prominent position on the east side of Station Road close to the junction of Whitchurch Lane.</p> <p><b>Description:</b> Comprises a former pub building arranged on Basement, Ground, First, Second and third floors together with large front and rear yard. Planning permission has been granted for the alteration and extension of the existing buildings and construction of a 3 storey linked building to the rear, all to be used as a 101 bedroom hotel and creation of basement car park.</p> <p><b>Total Existing Building 15,230 Sq Ft</b></p> <p><b>Front &amp; Rear Yard 9,795 Sq Ft</b></p> <p><b>Price: Upon Application</b></p> <p><b>CONTACT: Paul Stone</b> <a href="mailto:Paul.Stone@christo.co.uk">Paul.Stone@christo.co.uk</a></p> <p><b>T. 020 7482 1203</b></p> <p><b>M. 07973 845462</b></p>	
----------------	--	---

If any of the featured properties are of interest please contact the listed agent or to discuss your property requirement in further detail, whether it is the disposal of a freehold interest or to discuss our comprehensive acquisition service please contact our agency department on **020 7482 1203** or visit [www.christo.co.uk](http://www.christo.co.uk) For advice on asset/portfolio management, valuation, landlord and tenant, lease renewal/rent reviews or for any professional advice please contact our management department on **020 7482 0013**.

#### NOTICE RELATING TO THE PROPERTY MISDESCRIPTIONS ACT

Christo as agent and for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Christo, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) Date of Publication: March 2006