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KINGS CROSS, LONDON N1

NORTHDOWN STREET

FOR SALE FREEHOLD

1,390 SQ FT (129 SQ M) APPROX.



A UNIQUE OPPORTUNITY TO PURCHASE A
FREEHOLD CHARACTER BUILDING WITHIN
CENTRAL KINGS CROSS WITH POTENTIAL TO
EXTEND SUBJECT TO PLANNING

This well proportioned character building is planned over
ground, first and second floors. There are two points of
access to the building, one of which would provide a
separate entrance offering direct access to the upper floors.



ACCOMMODATION

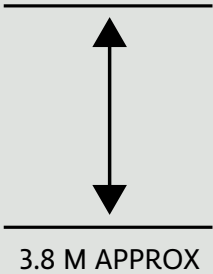
The first and second floors have been used as offices whilst there was a change of use on the ground floor from offices to offices with associated rehearsal/performance space. Interested parties can make further enquiries with the Local Authority. There is scope to extend the building subject to planning whilst the current approximate floor areas are as follows:

SECOND FLOOR	275 sq ft	(25 sq m)
FIRST FLOOR	450 sq ft	(42 sq m)
GROUND FLOOR	665 sq ft	(62 sq m)
TOTAL APPROX.	1,390 sq ft	(129 sq m)

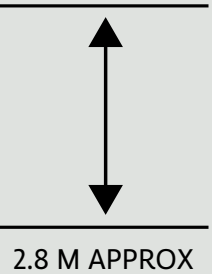


FEATURES

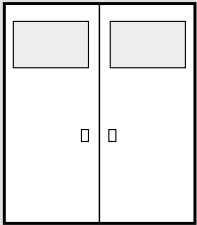
GROUND FLOOR
FLOOR TO CEILING HEIGHT



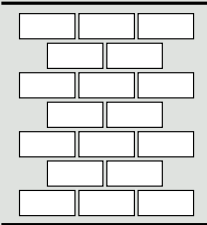
UPPER FLOOR
FLOOR TO CEILING HEIGHT



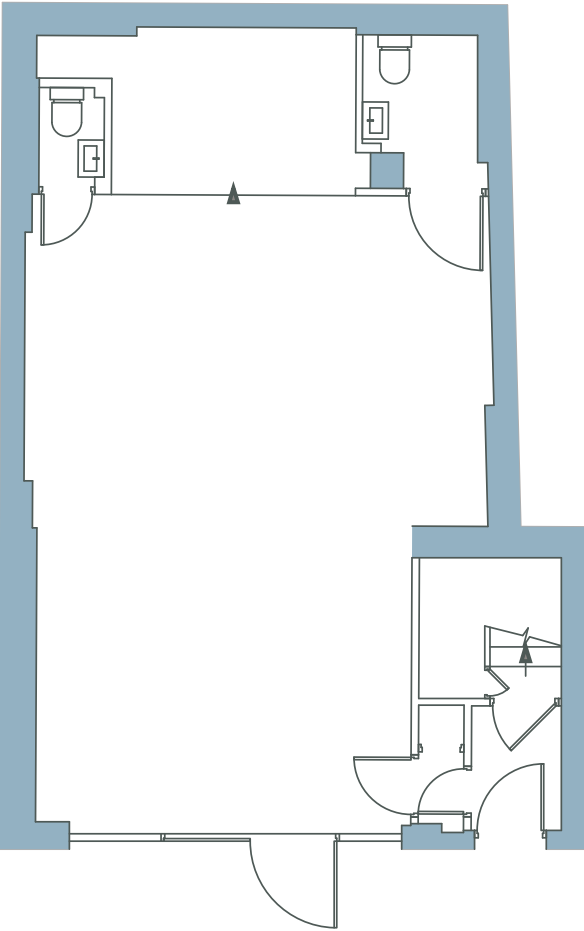
FULL HEIGHT DOUBLE DOORS
DIRECTLY TO GROUND FLOOR



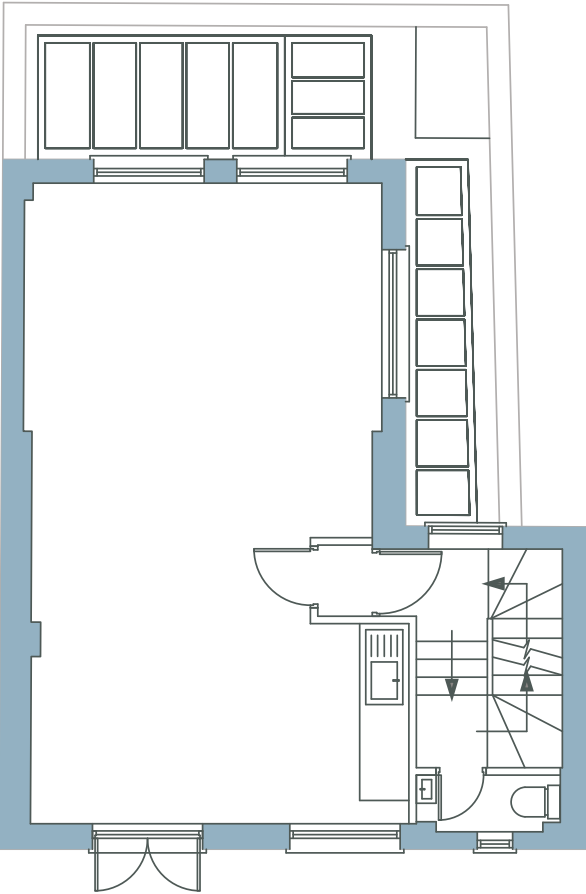
EXPOSED
BRICKWORK



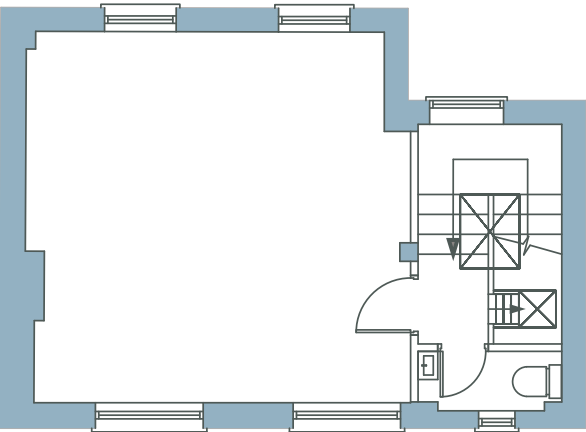
GROUND FLOOR



FIRST FLOOR

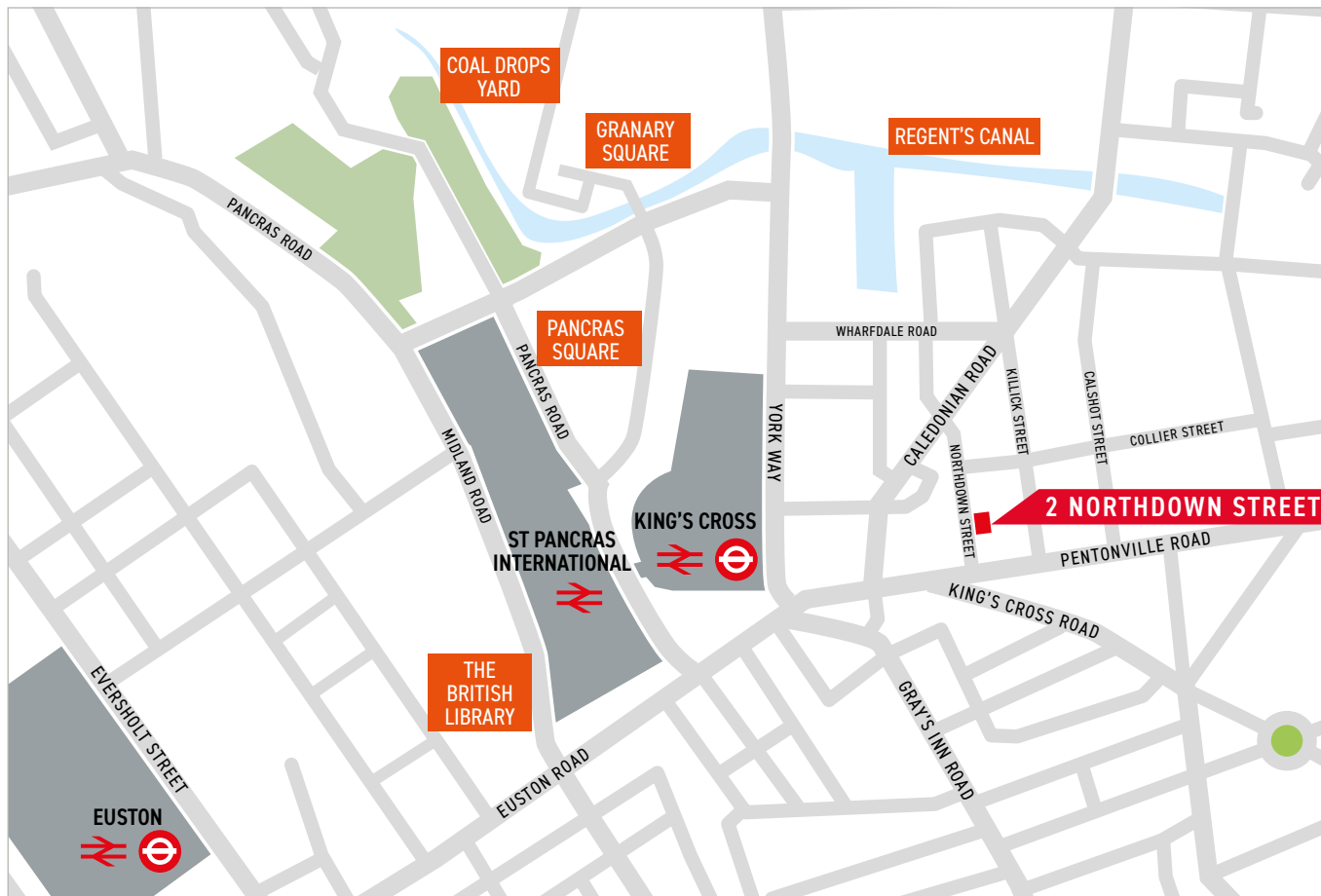


SECOND FLOOR



NOT TO SCALE

This character building is centrally located within this vibrant area, being in close proximity to Kings Cross and St Pancras Eurostar mainline station and the vast array of restaurants, bars, shops and open leisure space at Coal Drops Yard and Granary Square.



APPROXIMATE TRAVEL DISTANCES

BY TUBE FROM KINGS CROSS



Euston
1 min

Angel
1 mins

Oxford Circus
5 min

Bank
8 mins

Liverpool Street
9 mins

Victoria
9 mins

Paddington
11 mins

LOCATION



TENURE

The property is being sold freehold with vacant possession.

VAT

The property is not elected for VAT.

EPC

D – 93

VIEWING

By appointment through vendor's sole retained agents:



RICHARD SPENCER

richard.spencer@eddisons.com

07778 521230

OMAR SAAD

omar.saad@eddisons.com

07483 111764

Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. July 2025.