

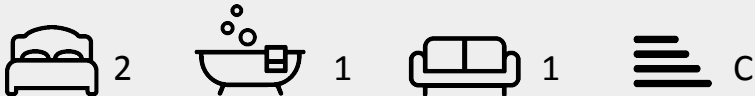


NATHAN K
REAL ESTATE
#NO1PROPERTYFINDER



127 Newington Green Road, London, N1 4RA

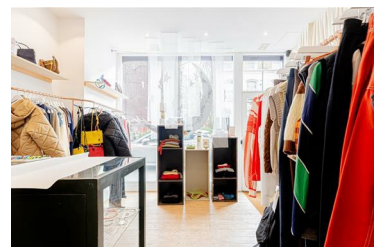
Asking price £700,000



Positioned in the heart of Newington Green, this rare freehold investment offers a compelling blend of commercial and residential income within one of North London's most desirable village-style neighbourhoods.

The property comprises a self-contained retail unit arranged over ground and lower ground floors, currently producing £14,000 per annum, with a separate one-bedroom split-level flat generating £24,600 per annum. Together, the property offers a strong combined income stream with clear long-term investment appeal. The flat extends to approximately 539 sq ft and benefits from its own private courtyard, a genuine rarity for a property of this nature. The residential accommodation is entirely independent from the commercial space, making it attractive to both investors seeking diversified income and owner-occupiers looking to combine home and business.

- Rare freehold mixed-use investment
- Self-contained retail unit producing £14,000 p.a.
- Private courtyard garden to the residential accommodation
- Prime Newington Green / Canonbury location
- Currently Producing £38,000 Per Annum
- Separate one-bedroom flat generating £24,600 p.a.
- Strong transport links via Canonbury Overground
- Viewings will start from 27th February



Nathan K Real Estate 63 Amwell Street, EC1R 1UR

Tel: 02034 111143 Email: ec1@nathankrealestate.com www.nathankrealestate.com