

CALIBRE
ACQUIRE

82-84 SEVEN SISTERS ROAD
HOLLOWAY, N7

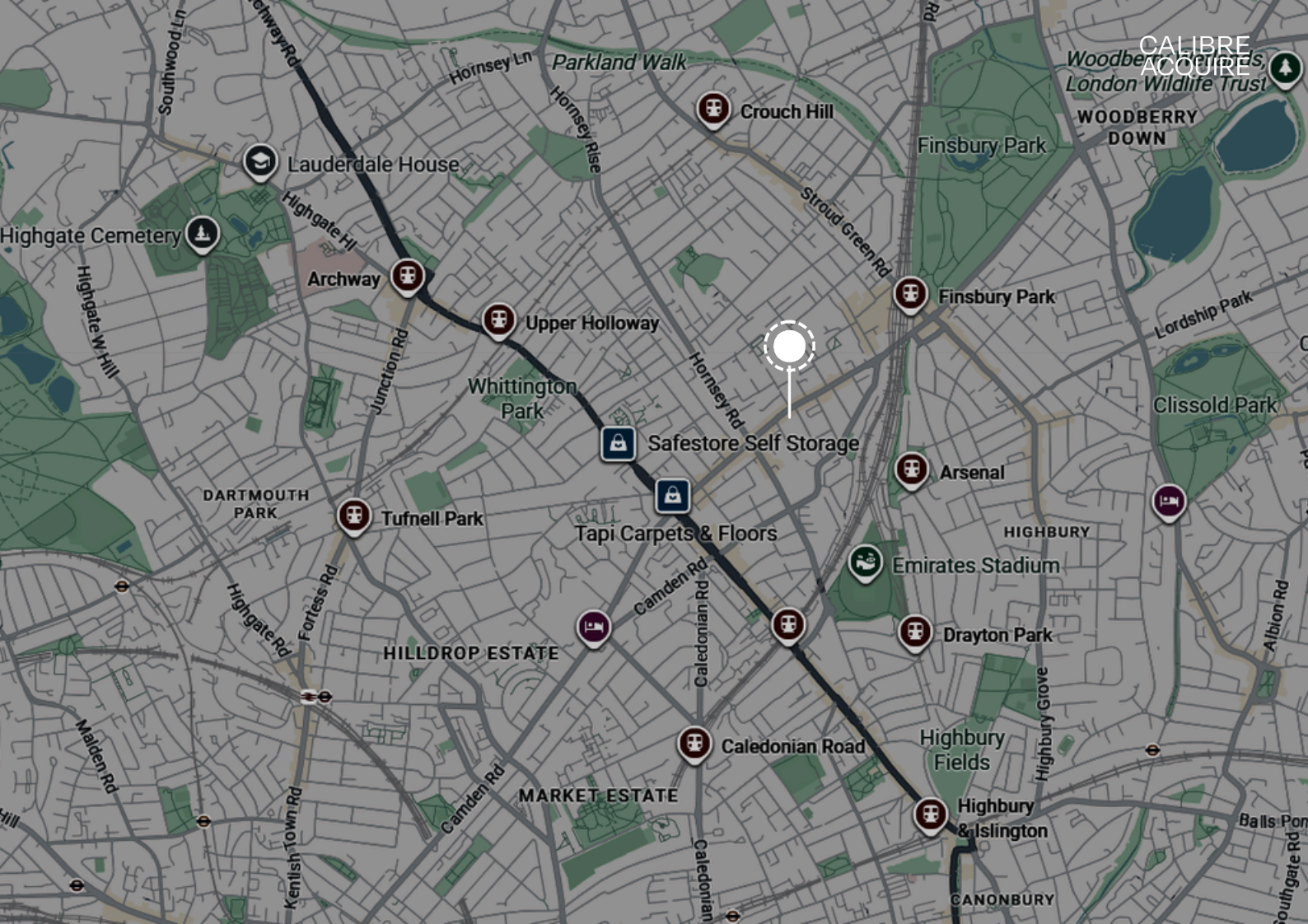


REDIFINING YOUR INVESTMENT JOURNEY

With exclusive access to carefully selected off-market opportunities, we help our members explore a diverse range of property investments — from residential blocks to commercial buildings — tailored to suit different strategies and goals.

RARE FREEHOLD OPPORTUNITY
HOLLOWAY





Lauderdale House

Crouch Hill

Woodberry Down, London Wildlife Trust

WOODBERRY DOWN

Finsbury Park

Highgate Cemetery

Archway

Upper Holloway

Finsbury Park

Lordship Park

Whittington Park

Safestore Self Storage

Arsenal

Clissold Park

DARTMOUTH PARK

Tufnell Park

Tapi Carpets & Floors

HIGHBURY

Emirates Stadium

Highgate Rd

HILLDROP ESTATE

Caledonian Rd

Drayton Park

Malden Rd

MARKET ESTATE

Caledonian Road

Highbury Fields

Highbury & Islington

CANONBURY

Balls Pond

**82-84 SEVEN SISTERS ROAD, HOLLOWAY,
LONDON, N7 6AE**

MIXED-USE BUILDING FOR SALE

KEY PROPERTY INFORMATION

- Unbroken freehold mixed-use building on a North London arterial route
- Income producing with established commercial and residential tenancies
- Two ground floor retail units and four self-contained one-bedroom flats with separate access
- Total gross rent of £130,200 per annum
- Retail income of £60,000 PA across two shops
- Residential income of £70,200 PA from four one-bedroom flats
- Mixed-use income profile
- Potential for stamp duty efficiency depending on purchaser structure
- Scope for future rental growth through asset management and lease events

ASKING PRICE: £1,800,000

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DESCRIPTION

Freehold Investment Opportunity

An income producing mixed-use freehold investment located on one of North London's principal arterial routes with established rental income and strong future upside. The property comprises two ground floor retail units and four self-contained one-bedroom flats arranged across first and second floors with independent access.

The investment delivers a total current annual rent of £130,200 with the retail units let at:

- Shop 82: £30,000 PA
- Shop 84: £30,000PA

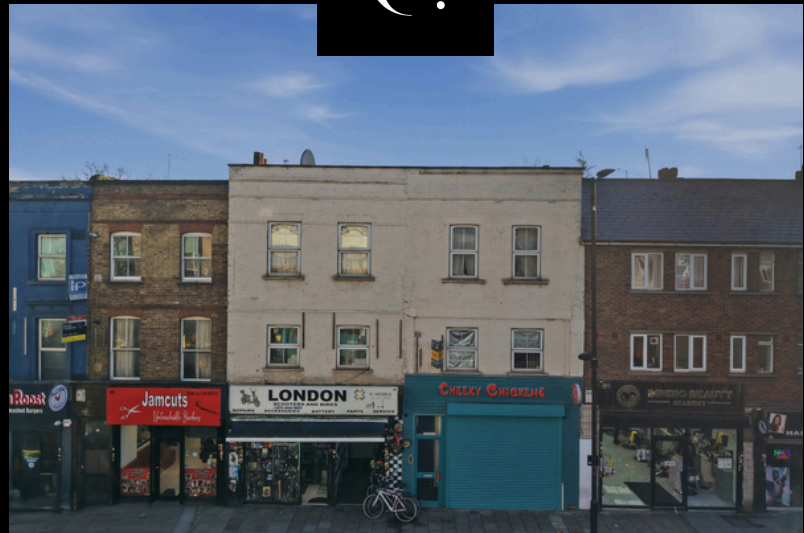
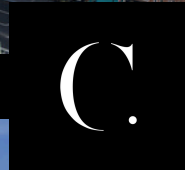
Residential income from four 1-bedroom flats:

- Flat A: £17,400 PA
- Flat B: £17,100 PA
- Flat C: £17,700 PA
- Flat D: £18,000 PA

Tenure: Freehold

Gross Rent: £130,200 per annum

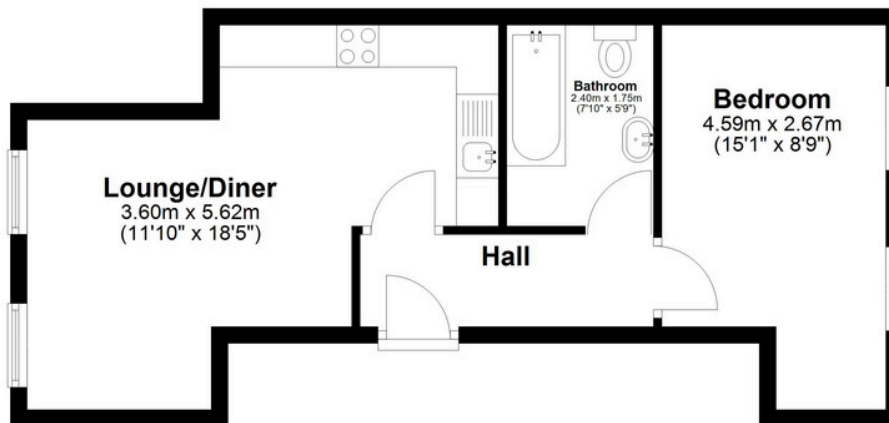
Asking Price: £1,800,000



FLOORPLAN

Second Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 37.8 sq. metres (406.5 sq. feet)

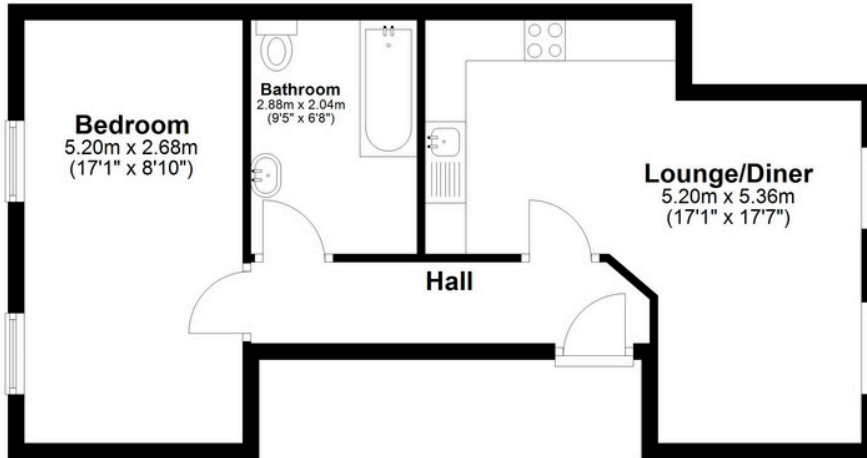
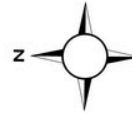
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Flat A Seven Sisters Road

First Floor

Approx. 45.0 sq. metres (484.3 sq. feet)



Bedroom
5.20m x 2.68m
(17'1" x 8'10")

Bathroom
2.88m x 2.04m
(9'5" x 6'8")

Lounge/Diner
5.20m x 5.36m
(17'1" x 17'7")

Hall

Total area: approx. 45.0 sq. metres (484.3 sq. feet)

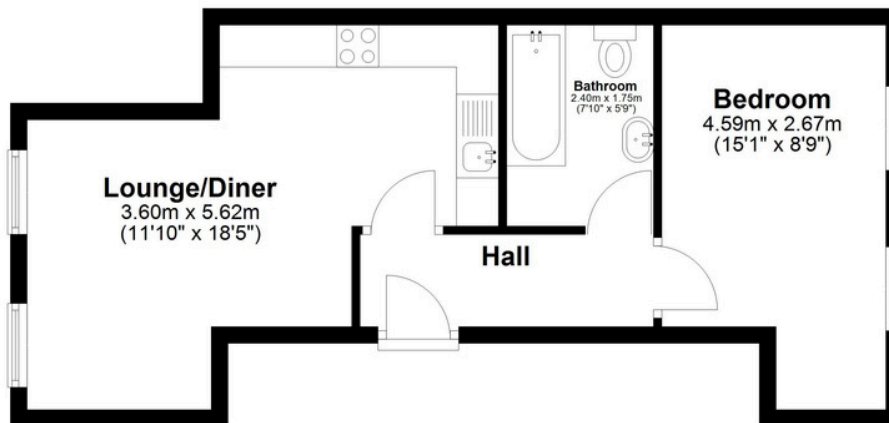
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Flat B Seven Sisters Road

Second Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 37.8 sq. metres (406.5 sq. feet)

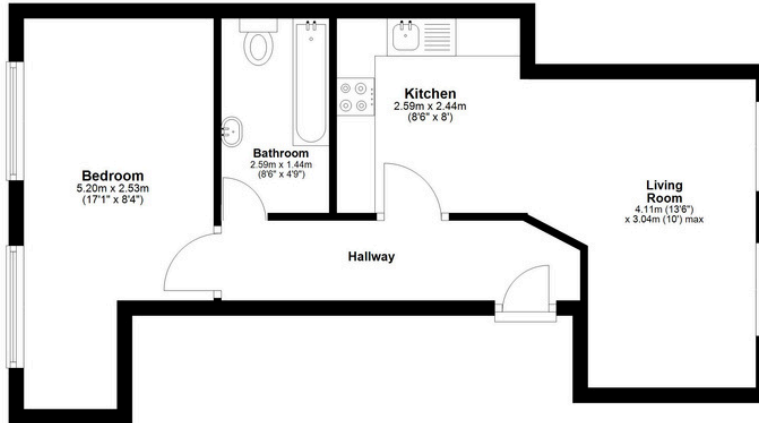
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Flat C Seven Sisters Road

Second Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 38.5 sq. metres (414.0 sq. feet)

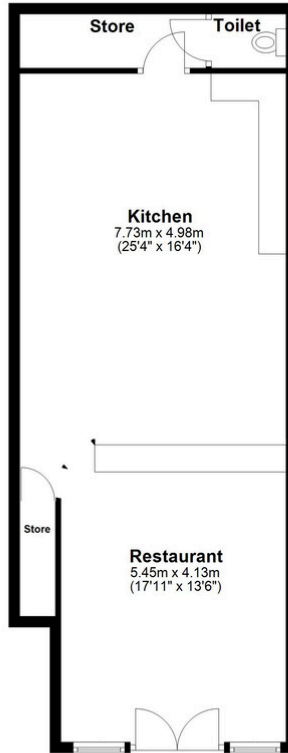
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Flat D Seven Sisters Road

Ground Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



Total area: approx. 63.4 sq. metres (682.1 sq. feet)

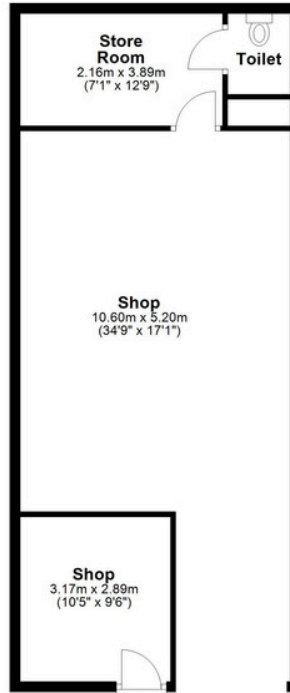
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Restaurant Seven Sisters Road

Ground Floor

Approx. 66.9 sq. metres (719.9 sq. feet)



Total area: approx. 66.9 sq. metres (719.9 sq. feet)

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Shop Seven Sisters Road

IMAGES











LOCATION & TRANSPORT

The property is positioned on Seven Sisters Road, a principal arterial route connecting Holloway with Finsbury Park and the wider Islington area. The road supports continuous vehicle movement and steady pedestrian activity, creating conditions that suit convenience-led retail and local service occupiers.

The surrounding area includes a mix of residential blocks, retail parades, food operators, and essential services. Public transport links are within walking distance, providing access to Underground and National Rail services, which supports both residential letting demand and staff access for commercial occupiers. This connectivity underpins tenant retention across both elements of the building.

From an investment perspective, the location supports ongoing demand for one-bedroom flats driven by local employment centres and renters seeking access to transport without central pricing. Commercial demand is underpinned by the road's function as a connector route rather than a destination pitch, favouring operators reliant on repeat local trade. The area continues to see private ownership, refurbishment activity, and long-term holding strategies, aligning with income-focused mixed-use investment profiles.





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Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.