

19 Wharfdale Road Kings Cross, N1

*Offers in excess of
£1,250,000*

A rare opportunity to acquire an attractive commercial building with consent for residential conversion.

DW Daniel Watney
Partnership



Details

Description

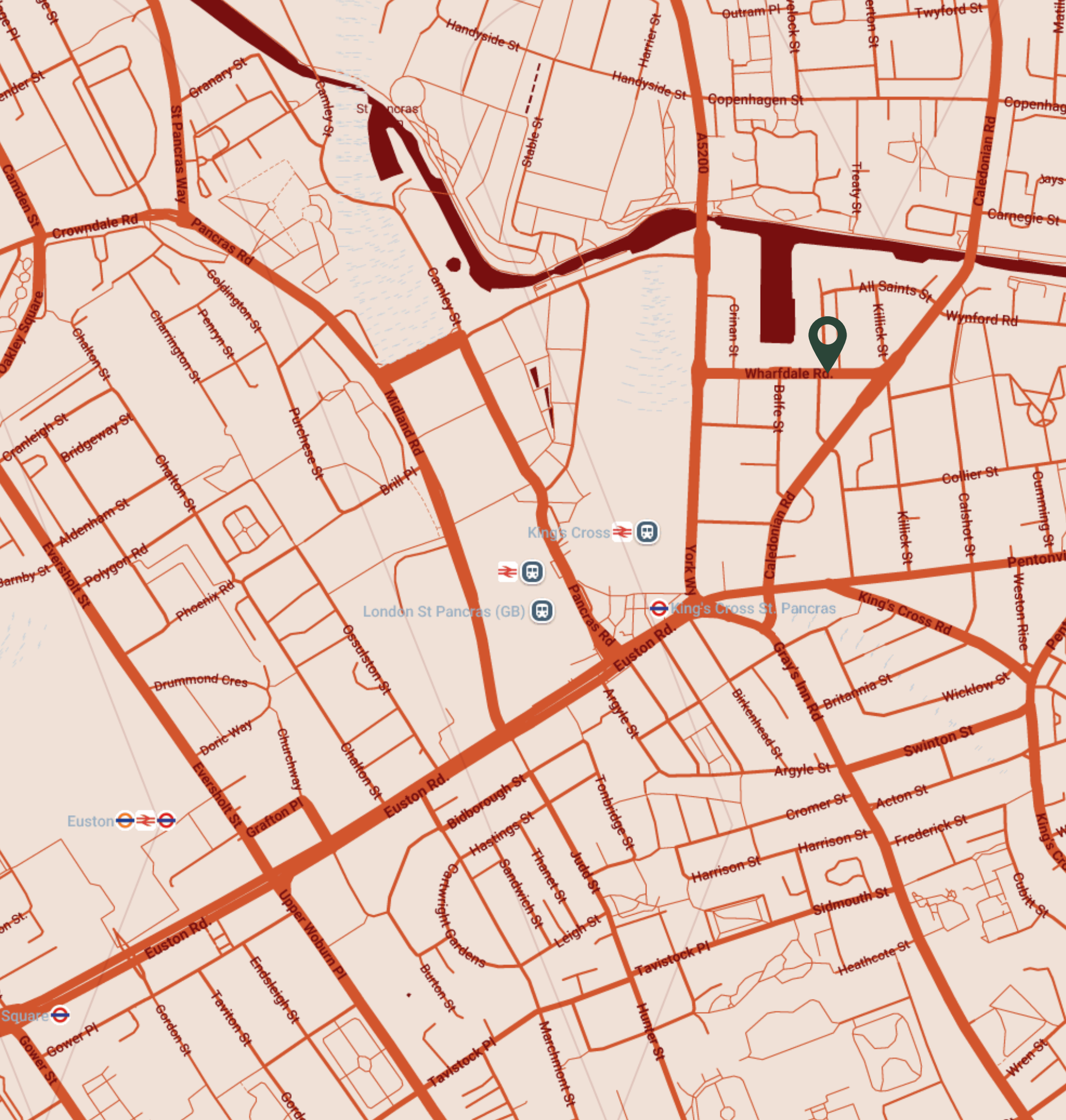
A rare opportunity to acquire an attractive commercial building on Wharfdale Road, King's Cross, benefiting from planning permission granted under permitted development rights for change of use from office (Class E) to a single residential dwelling (Class C3).

The building is a handsome period end-of-terrace, arranged over lower ground, ground and three upper floors. Benefitting from beautiful period features, painted stucco to the ground floor and a canted corner bay giving the building real presence on the street. This represents an excellent opportunity for residential conversion or commercial refurbishment in the heart of Kings Cross.

Size

Floor	GIA	
	sq m	sq ft
3rd	41.4	446
2nd	45.0	484
1st	45.0	484
Grd	44.7	481
LG	43.6	469
TOTAL	219.7	2,364





Location

Wharfdale Road is a quiet, tree-lined residential street set back from the noise of the main routes, yet within a short walk of King's Cross St Pancras and the amenities of the wider King's Cross estate, including Coal Drops Yard and the Regent's Canal

The wider King's Cross regeneration area offers an excellent choice of restaurants, bars and independent shops, alongside regular markets and outdoor events on Granary Square itself. Caledonian Road and York Way provide further local amenities.

Transport links from this position are exceptional. King's Cross St Pancras station is within close proximity, providing access to the Victoria, Northern, Piccadilly, Circle, Hammersmith & City and Metropolitan Underground lines, together with Thameslink and National Rail services. Eurostar services to Paris, Brussels and beyond depart from St Pancras International, while direct Piccadilly line connections make Heathrow Airport straightforward to reach, alongside fast Thameslink links to Gatwick and Luton airports.

<i>Kings Cross St Pancras</i>	<i>Euston</i>	<i>Angel</i>	<i>Russell Square</i>
5	9	17	18
minute walk	minute walk	minute walk	minute walk



The Opportunity

Proposed Development

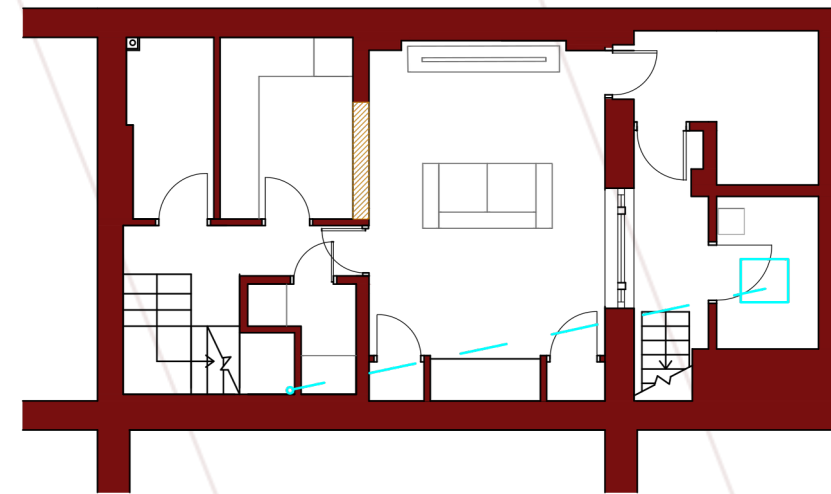
Designed by Arthurell + Kirkland Architects, the proposals convert the building into a stunning three-bedroom family home.

The basement provides flexible living space: a TV room or home gym along with a utility room, WC, generous internal and external storage, and access to the front courtyard.

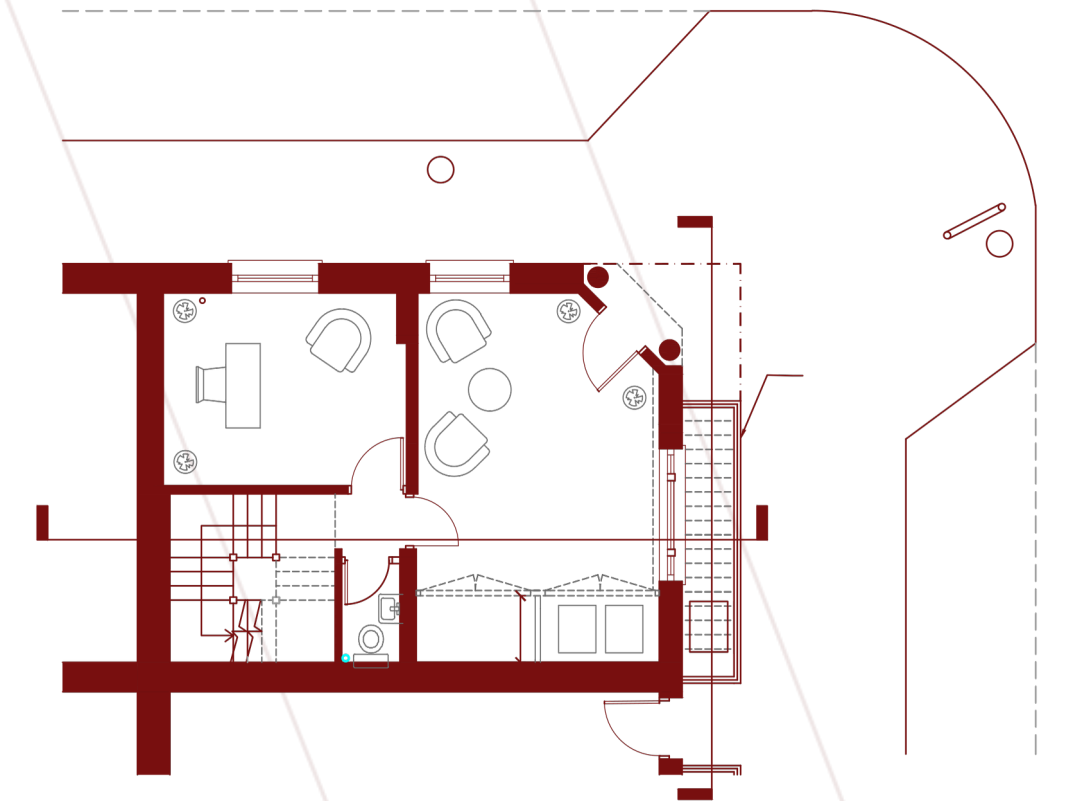
The ground floor comprises an entrance hall, study and dedicated bike and refuse storage.

The first floor is arranged as an open-plan kitchen and living/dining room, ideal for entertaining, with further storage off the landing.

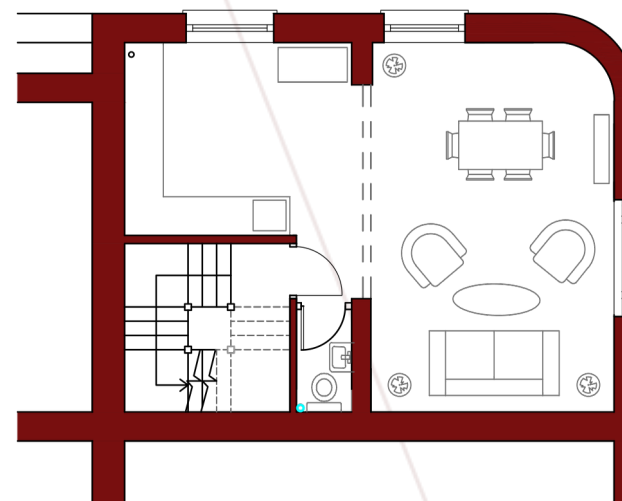
The second floor houses two double bedrooms served by a family bathroom, and the third floor is given over to a third bedroom with ensuite, opening directly onto the internal garden, which is also accessible from the landing.



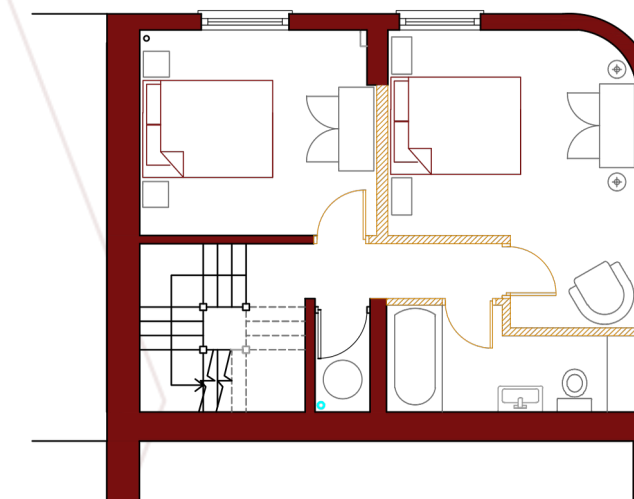
Lower Ground Floor



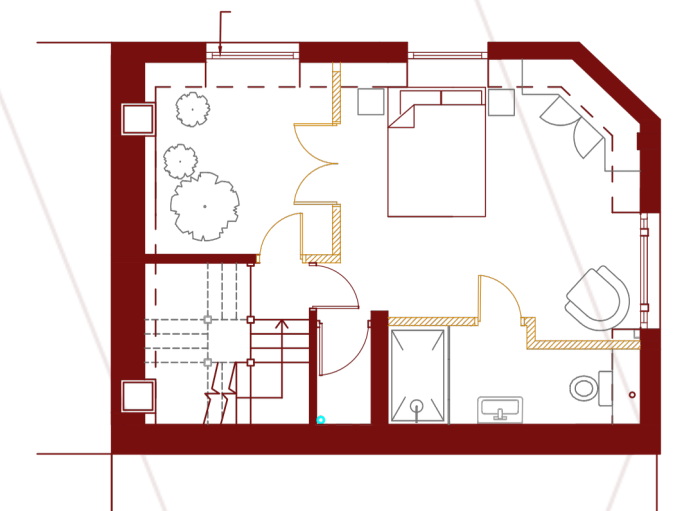
Ground Floor



First Floor



Second Floor



Third Floor



CGI - Proposed 3rd Floor

Further Information

Planning

The property falls within the London Borough of Islington, and within the Keystone Conservation Area.

Prior Approval was granted (Ref. P2026/1250/PRA) for the change of use from office (Class E) to residential accommodation to provide a single self-contained residential unit (Class C3).

Offers

The property is for sale by way of an informal tender. The Vendor is inviting unconditional offers for the Freehold interest. Please note that the Vendor reserves the right not to accept the highest, nor any offer.

Anti-Money Laundering

To comply with Anti-Money Laundering regulations, the successful bidder will be required to provide information to satisfy our standard compliance procedures.

EPC

The building has an EPC rating of D (86).

Council Tax

TBC (Band to be assigned by the London Borough of Islington upon change of use)

Business Rates

The estimated business rates liability for the year 2026/2027 is £16,243.50. however parties are advised to make their own enquiries

VAT

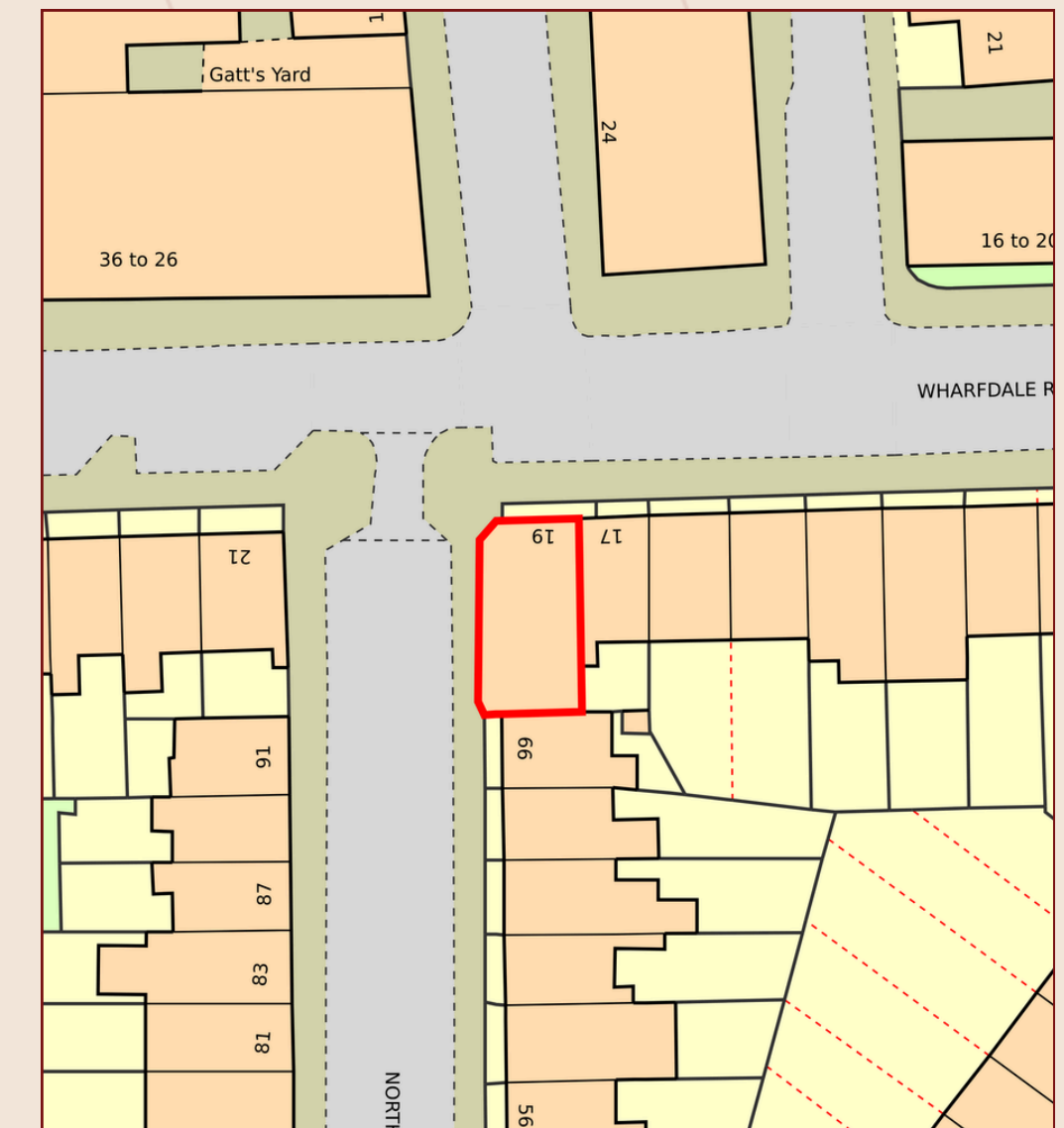
We understand that the property is not elected for VAT.

Viewings

By arrangement via the sole agents.

Tenure

The property is held Freehold (Title Number: NGL351075)



For more information please contact us:

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