



FINSBURY PARK ANIMAL HOSPITAL

22 Sonderburg Road, Finsbury Park, London, N7 7QD

Carter Jonas

FINSBURY PARK ANIMAL HOSPITAL, 22 SONDERBURG ROAD, FINSBURY PARK

LOCATION

Finsbury Park Animal Hospital is situated at 22 Sonderburg Road, Holloway, London N7 7QD in the London Borough of Islington just off the Seven Sisters Road. The property is a short walk southwest of Finsbury Park station, making it highly accessible via tube, rail and bus networks offering Piccadilly, Victoria lines, Thameslink and National Rail services, while multiple bus routes run along nearby Seven Sisters Road and Holloway Road.

Seven Sister Road sees steady foot traffic thanks to its proximity to Finsbury Park itself, a large public green space to the north, along with a mix of cafés, community facilities, and local shops. Holloway Road is just to the west, offering further amenities. The local community is diverse and well connected; residents enjoy ready access to the park's open space and community gardens. The mix of independent shops, cafés, pubs, and green spaces contributes to a lively but residential feel.

DESCRIPTION

The plot is regular in shape and measures approximately 0.28 acres (0.11 ha) with the wider ownership extending to include land forming Sonderburg Road and car parking to the west of the building which has been adopted by the Local Authority. The building itself measures in the region of 1,162 sq m (12,513 sq ft) along with a 124 sq m (1,287 sq ft) basement situated towards the west.

We understand that the property was originally constructed in the late 1960s. The building is of brick construction and extends up to 3 floors in part to the west along with a basement whilst to the rear building heights reduce to 2 and a single storey where there is also yard space along with storage and animal runs/kennels. There is an internal courtyard which provides natural light to the building.

Ground floor consists of the main veterinary practice with reception area, operating theatres and wards. The second floor of the property is predominantly in office uses with the 3rd floor consisting of 2 flats; one with 2 bedrooms and one with 3 bedrooms.

SITE WITH DEVELOPMENT POTENTIAL SUBJECT TO ALL NECESSARY CONSENTS SITUATED WITHIN FINSBURY PARK

- Site in the region of 0.28 acres with a 12,513 sq ft building
- Development Opportunity subject to all necessary consents
- Disposal on behalf of the RSPCA





PLANNING AND DEVELOPMENT POTENTIAL

The site sits under the planning jurisdiction of Islington Council. The site has no ongoing or recent planning applications.

Small Sites (<0.25ha) such as this one are expected to make a significant contribution to London's housing delivery. London Plan Policy H2 highlights the pro-active nature in which Boroughs should support their delivery as part of the wider housing delivery strategy.

The Islington Local Plan allocates the Site as part of the wider Andover Estate regeneration under allocation FP13 which anticipates redevelopment for residential and commercial uses including community floorspace and wholesale landscaping works.

Alternative commercial development opportunities may also be considered for the site.

DATA ROOM

Further information for the Property can be found within the data room:

https://sites.carterjonas.co.uk/RSPCA_FinsburyPark/

VIEWINGS

If you would like to access the property, please contact Carter Jonas on the details below.

METHOD OF SALE

Freehold disposal by Informal Tender. A bid deadline for offers of 7th August 2026 has been set.

The Vendor will be vacating the property in 2027.

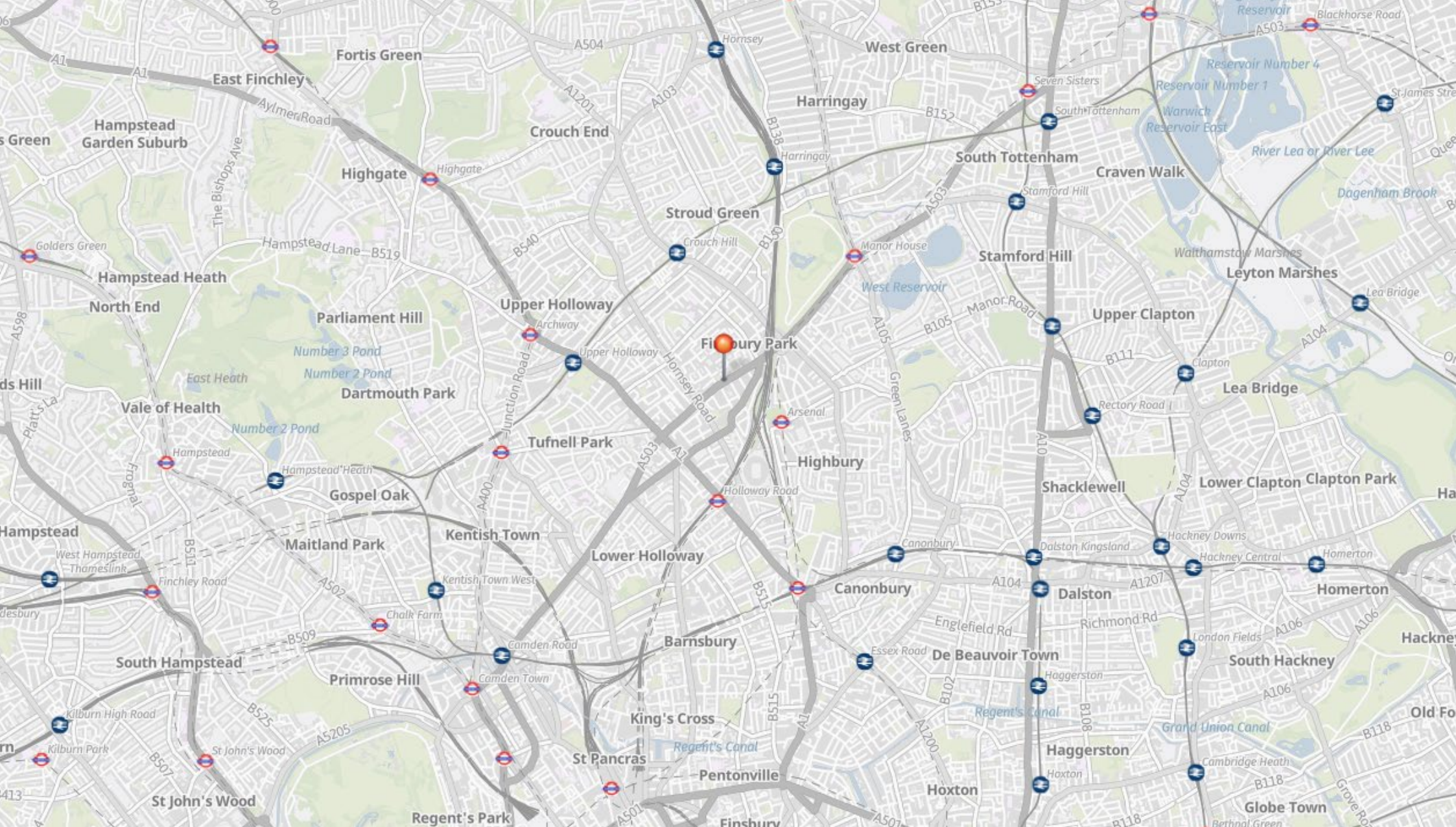
EPC

The existing building has an EPC rating of C (61).

VAT

The site is not opted for VAT.





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Offices throughout the UK



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