

Lot 15

Vacant Possession

24 Camden Road, Camden Town, London, NW1 9DP

Freehold Central London Residential Development Opportunity



Key Details

- Highly Fashionable and Busy North London Location
- Approximately 100 metres from Camden Town Station
- Residential Planning Consent granted for 1 x 2 bed self-contained flat, 2 x 1 bed self contained flat and 1 x 2 bed garden flats (garden flat completed)

Location

- Miles:** 0.5 miles north-east of Regents Park
1.5 miles north of London's West End
- Roads:** Camden Road (A503),
Camden High Street (A502), A400
- Rail:** Camden Town Underground Station (Northern Line), Camden Road Overground Station, London Euston and London King's Cross/St Pancras Railway Stations
- Air:** London City Airport, London Heathrow Airport

Situation

Camden is a highly fashionable and cosmopolitan North London suburb famous for its markets and Camden Lock which draws a large tourist population to the area. The property is prominently located on the south side of the busy Camden Road, approximately 100 metres from Camden Town Underground Station. Neighbouring occupiers include, Sainsbury's, HSBC, NatWest, Barclays, Subway and a vibrant mix of street markets and independent retailers.

Description

The property, a highly attractive terraced building comprises a lower ground floor 2 bedroom, 2 bedroom garden flat and residential accommodation on the first second and third floor. The first to third floors have been stripped of all amenities to an open plan condition. The upper floor were until recently a highly specified 3 bedroom maisonette and a 1 bedroom flat and have now been stripped out. The 2 bedroom garden flat is completed and has been finished to a high specification

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

See legal pack.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term |
|------------------------------------|-------------|-------------------------------|-------------------|---|
| Lower Ground (Rear) | Residential | 1 x 2 bedroom flat and garden | VACANT POSSESSION | |
| First | Residential | Former 1 bedroom flat | VACANT POSSESSION | |
| Second & Third | Residential | Former 3 bedroom Maisonette | VACANT POSSESSION | |
| Ground | Retail | 50.00 sq m (538 sq ft) | INDIVIDUAL | 999 years from December 2021 at a peppercorn rent (1) |
| Lower Ground (Front) | Ancillary | 22.00 sq m (237 sq ft) | | |
| Total Commercial Floor Area | | 72.00 sq m (775 sq ft) | | |

(1) The commercial element of the property was sold at the Acuitus Auction conducted on the 4th November 2021. The sale is due to complete on the 16/12/2021

Planning

The London Borough of Camden has granted consent under planning reference 2018/1126/L dated 19/03/2018 for the conversion of building 1x 2 bedroom self-contained flat to 2x 1 bedroom self-contained flats and 1x 2 bedroom maisonette. The works were undertaken and completed. However the upper floors have since been stripped out.



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