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

Freehold Central London Residential Development Opportunity



- · Highly Fashionable and Busy North London
- · Approximately 100 metres from Camden Town
- · Residential Planning Consent granted for 1 x 2 bed self-contained flat, 2 x 1 bed self contained flat and 1x 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

Camden Road (A503),

Camden High Street (A502), A400 Camden Town Underground Station (Northern Line), Camden Road Overground Station, London Euston and London King's Cross/St

Pancras Railway Stations London City Airport, London Heathrow Airport

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.

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 uppers 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 is not applicable to this lot.

### **Energy Performance Certificate**

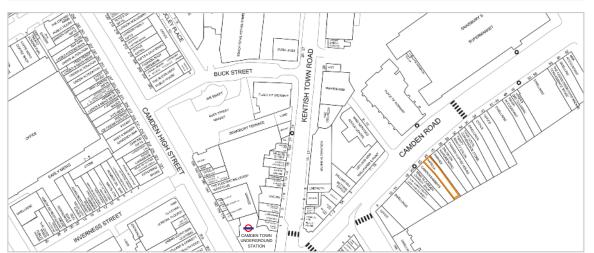
See legal pack

## Tenancy and accommodation

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

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.



### Acuitus

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### **Acuitus**

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