

38 Montpelier Crescent, incorporating 117 Dyke Road, is a magnificent and prominent landmark building, wrapping around the corner of the Seven Dials. It encompasses both the prestigious regency Montpelier Crescent and Dyke Road. The property is currently used as B1 offices, providing scope for a variety of uses. Boasting high ceilings and many original features on the upper floors, there is ample scope for alternative use, such as residential development as a single grand Regency house or conversion to mansion apartments, or alternatively D1 medical use (subject to necessary consents).



The property extends over 5 floors. A floor plan is attached showing the configuration of the rooms at each level. A virtual tour is also available on request. The property has recently undergone a major schedule of external repairs and redecoration.

#### LOWER GROUND FLOOR

With its own entrance from Dyke Road via steps down to a small courtyard and entrance, leading to three offices/rooms, W.C. and rear kitchen area and storeroom. Stairs leading to Ground Floor. Small garden area facing Montpellier Crescent. Office and Stores;  
NIA 74.0sq.m (796 sq.ft)

#### GROUND FLOOR

Entrance via Main Door from Dyke Road into Hallway. 3 offices/rooms with connecting kitchen and W.C. Stairs leading to First Floor. Offices;  
NIA 55.7 sq.m. (595 sq.ft)

#### FIRST FLOOR

Entrance from Montpellier Crescent via ascending steps leading into hallway. 3 offices/rooms, a kitchen and W.C. Offices;  
NIA 74.4 sq.m (801 sq.ft)

#### SECOND FLOOR

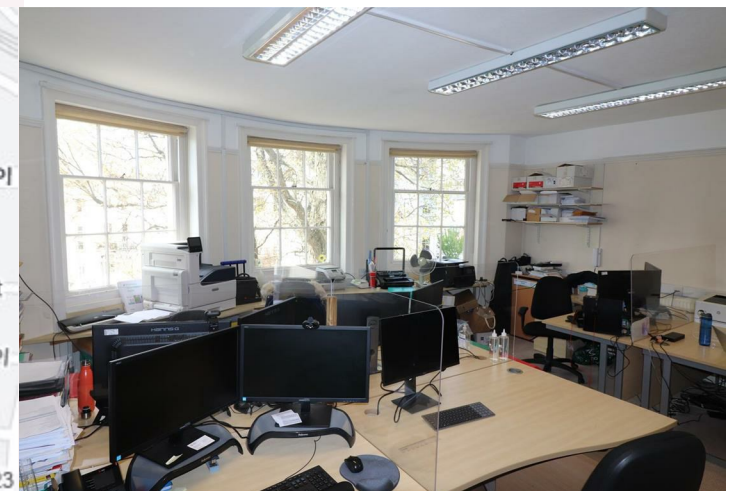
Entrance via 117 Dyke Road leading to hallway. 2 offices, kitchen, 2 W.C's and Storeroom. Stairs leading to Third Floor. Offices, Kitchen & WC's;  
NIA 74 sq.m (796 sq.ft)

#### THIRD FLOOR

4 offices/rooms and loft hatch to roof space.  
NIA 56.5 sq.m (608 sq.ft)

TOTAL NIA to all floors; 334.6 sq.m (3,600 sq.ft)

TOTAL GIA to all floors; 476.1 sq/m (5,125 sq.ft)



For further information please contact the sole agents

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# Price

# £2,000,000