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# KINGS news

Bloomsbury, London, WC1N

UNBROKEN RESIDENTIAL  
BUILDING IN CENTRAL LONDON

Freehold For Sale

RIB

ROBERT IRVING BURNS

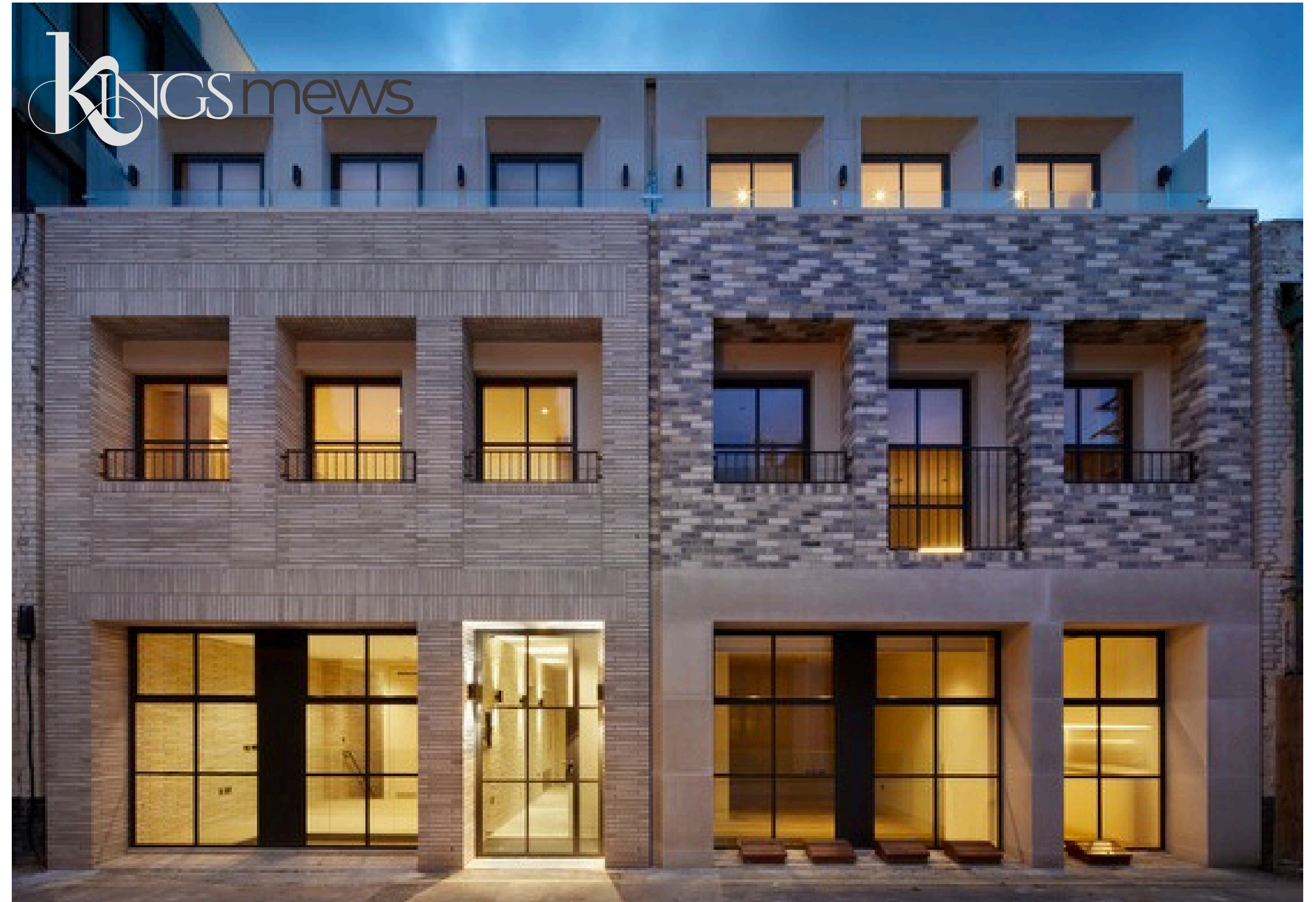




# EXECUTIVE SUMMARY






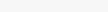
- Central London Residential Block.
- Freehold.
- Strategically placed in the heart of Bloomsbury.
- Recently refurbished to a best-in-class standard, arranged over lower ground, ground and two upper floors.
- Comprising seven well configured units.
- Let to Stay At Mine Limited on an overriding lease, producing £295,000 pa., expiring September 2025
- 6x 2-bed units and 1x 1-bed unit. Four of the seven units also have private outdoor terraces/ balconies.
- There is a mutual break option in the lease in June 2025 and the tenant has already expressed an interest in renewing their lease at an increased rent.
- 5,985 sqft / 556 sqm GIA.

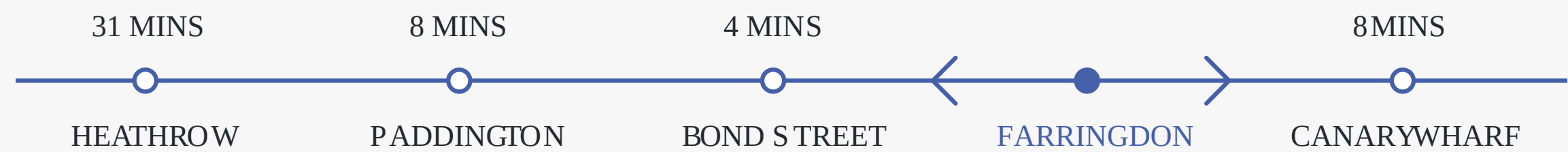


**OFFERS IN EXCESS OF £6,000,000 (STC) ARE INVITED FOR THE FREEHOLD INTEREST, REFLECTING A CAPITAL VALUE OF £1,003 PER SQ.FT.**

# LOCATION & CONNECTIVITY



 Underground Stations		 Mainline Stations	
Chancery Lane	7 mins	Farringdon	7 mins
Farringdon	7 mins	City Thameslink	19 mins
Holborn	12 mins		
Russell Square	13 mins		



20 Kings Mews is a prime Freehold asset situated in the heart of Bloomsbury, offering exceptional connectivity, a rich cultural heritage, and an enviable location within one of London’s most prestigious districts.

Just moments from The British Museum, Russell Square, and the University of London, the area attracts a mix of professionals, students, and international visitors. The property benefits from excellent transport links, with multiple Underground stations and key transport hubs within walking distance.

Surrounded by the dynamic neighbourhoods of Fitzrovia, Holborn, and Covent Garden, 20 Kings Mews is at the core of London’s intellectual, commercial, and cultural scene.





# DESCRIPTION & ACCOMMODATION

The property was converted into residential under planning permission 2016/1093/P for the erection of 3 storey plus basement building to provide 7 no. self-contained residential units following the demolition of the existing building.

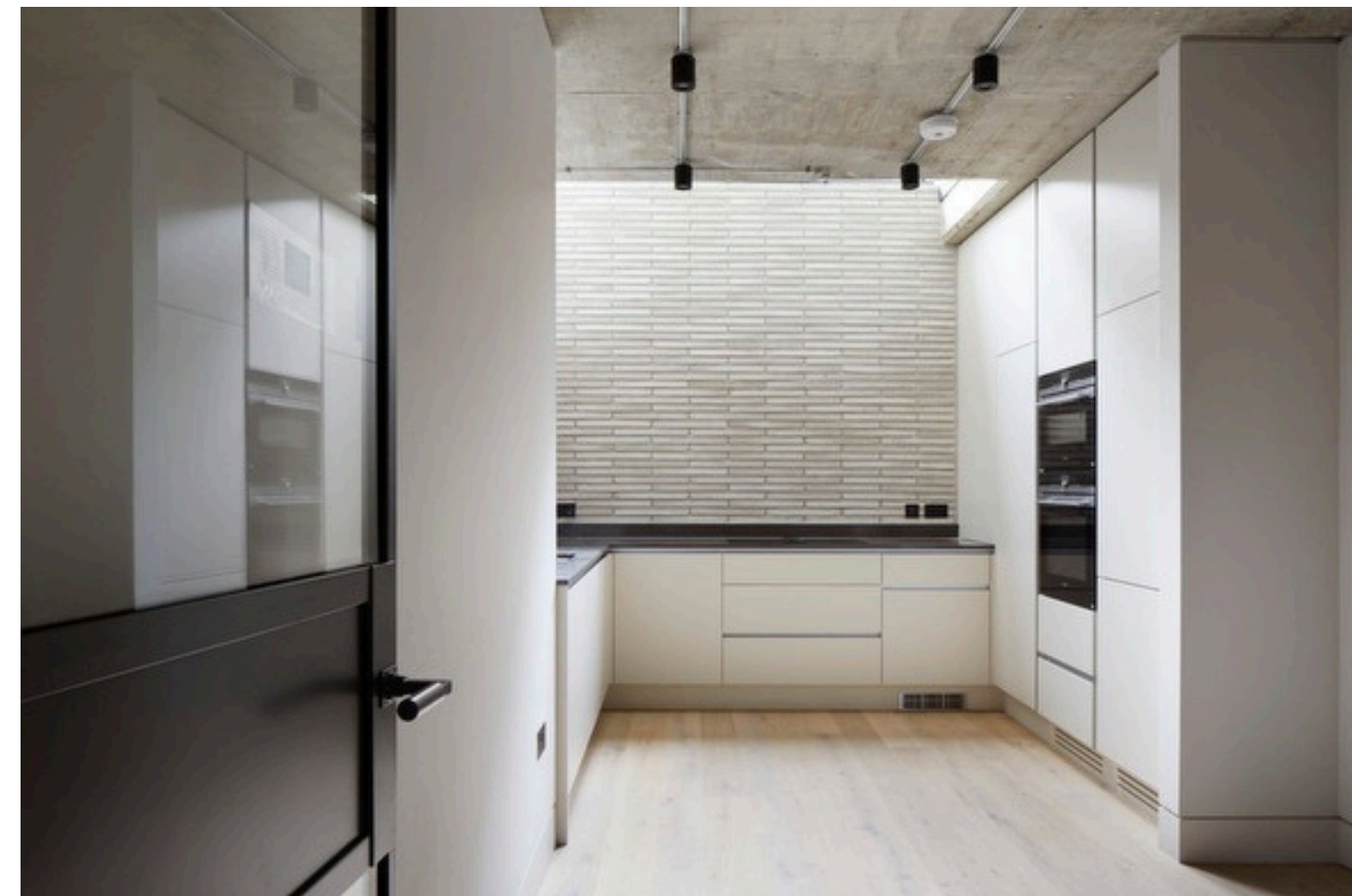
The subject property is an attractive block spanning lower ground to second floors. All units benefit from modern conveniences, A/C and high quality finishes throughout.

Unit No.	Floors	Bedrooms	Size (sqft)	Size (sqm)	Outdoor Space (Y/N)
1	Lower Ground/ Ground	2 Bed	926	86	N
2	Lower Ground/ Ground	2 Bed	1033	96	N
3	Ground	1 Bed	560	52	Y
4	First	2 Bed	700	65	Y
5	First	2 Bed	689	64	Y
6	Second	2 Bed	667	62	Y
7	Second	2 Bed	657	61	Y
Total		13 Beds	5,232	486	

# TENANCY

The whole building is let to Stay At Mine Limited on an overriding lease, producing £295,000 pa. The current lease has a mutual break option in June 2025 (subject to two months notice) and an expiry in September 2025, therefore allowing an incoming purchaser to achieve vacant possession, should they wish. A copy of the lease agreement is available upon request.





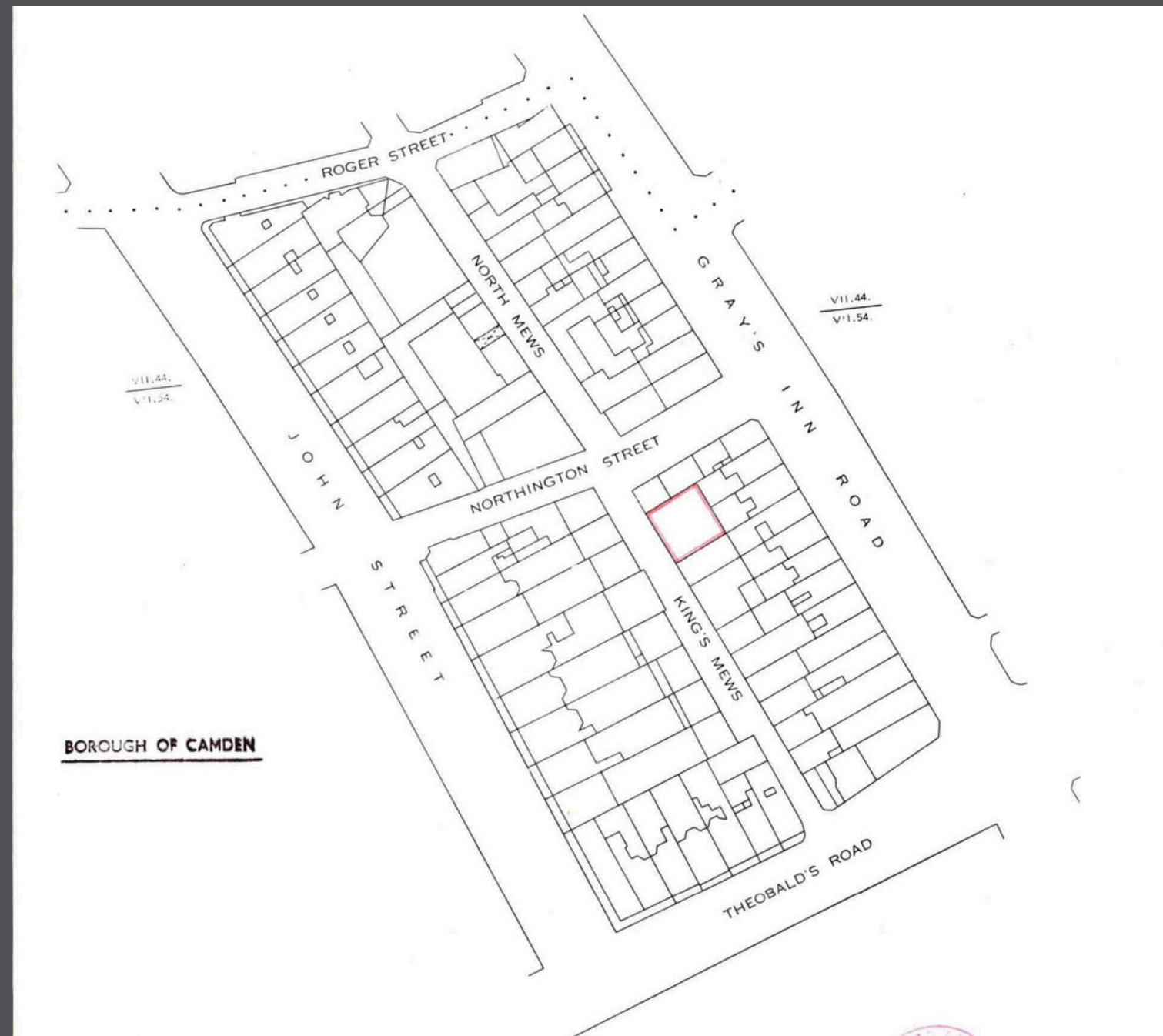


## PRICE

Offers in excess of £6,000,000 (stc) are invited for the freehold interest, reflecting a capital value of £1,147 per sq.ft.

## TENURE

The property is held Freehold under title number: LN117431.



Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. April 2025

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## FOR FURTHER INFORMATION CONTACT:

**Damien Field**  
07956 125 543  
Damien@rib.co.uk

**Tino Antoniou**  
07943 744 534  
Tino@rib.co.uk

**Charlie Boyce**  
07990 045 479  
Charles.b@rib.co.uk

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