

C. CALIBRE
ACQUIRE

[33 WICKLOW STREET]

KING'S CROSS, LONDON, WC1X 9JX
MARCH 2024

THE HOME FOR EXCLUSIVE OFF-MARKET PROPERTIES.

We are incredibly grateful to share the same vision with our valued members at Calibre Acquire, and with your continued support, we can source the best property acquisitions in line with your personal and professional requirements.

We're pleased to present the enclosed particulars for this off-market opportunity. We appreciate that purchasing property assets requires meticulous consideration, so we aim to provide you with as much research and data to consider each property acquisition carefully.



YOUR SPECIALIST TEAM

We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested, and therefore no warranties can be given as to their good working order.

**CONTACT JAKE TO LEARN
MORE ABOUT THIS PROPERTY**

Jake Benson
Acquisition Partner

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✉ jake@calibreacquire.co.uk



WICKLOW STREET

33



33 Wicklow Street

THE OPPORTUNITY

Discover an exclusive opportunity with planning consent granted for the development of six luxurious residential apartments. This stunning development will comprise two spacious 3-bedroom units, three elegant 2-bedroom units, and one stylish studio apartment, offering a range of contemporary living spaces to suit every lifestyle.

- 3 x TWO BEDROOM UNITS
- 2 x THREE BEDROOM UNITS
- 1 x STUDIO APARTMENT



THE STATS

33 WICKLOW STREET, WC1X 9JX

Gross Development Value Approximation	£6,090,000
Building Cost Approximation	£1,400,00
CIL Payment	NIL
Complete Gross Internal Area	4,687

OFFERS IN EXCESS OF £3,000,000





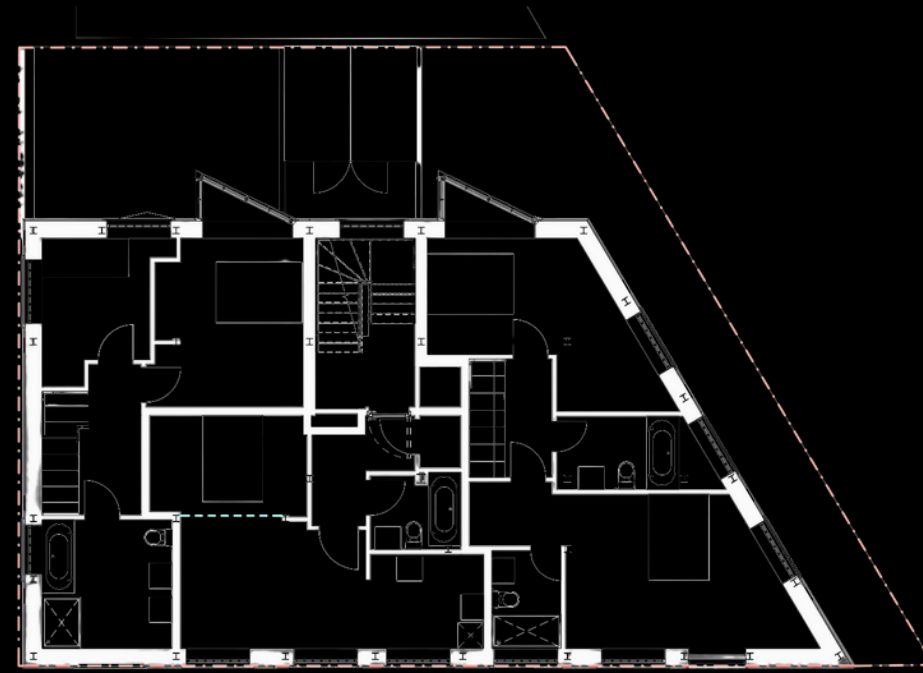
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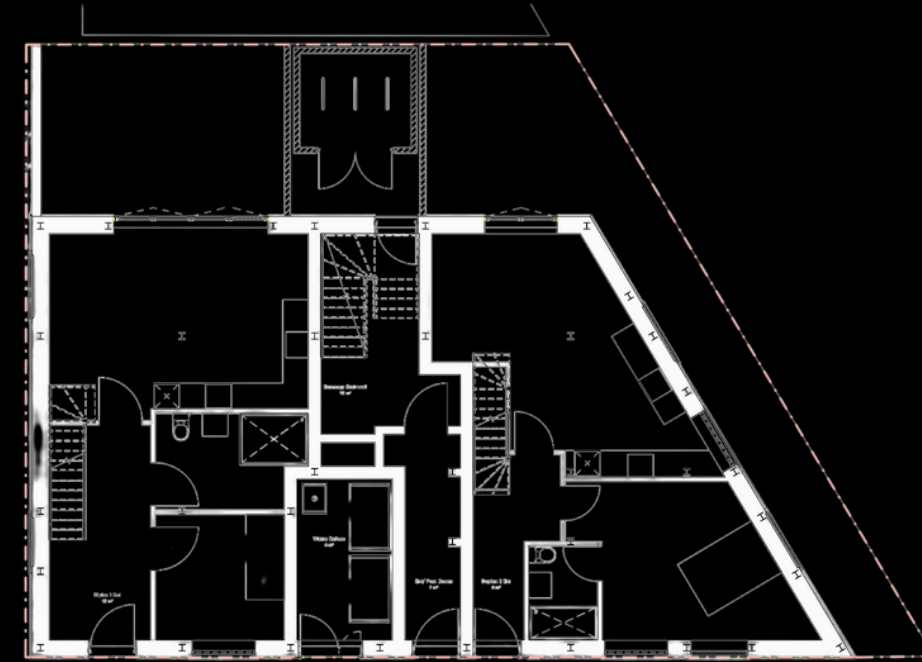
[33 WICKLOW STREET]

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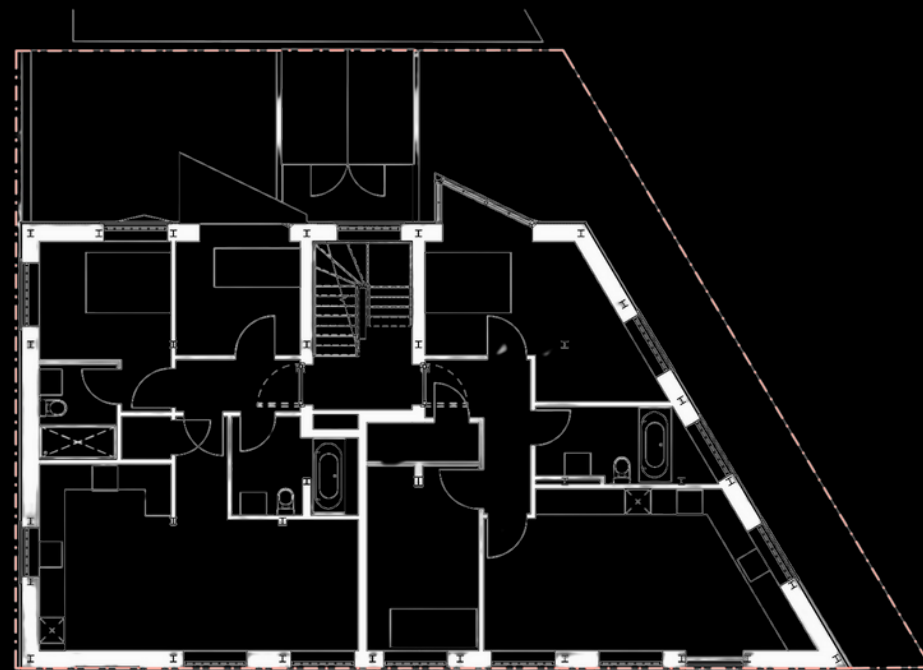
FIRST FLOOR



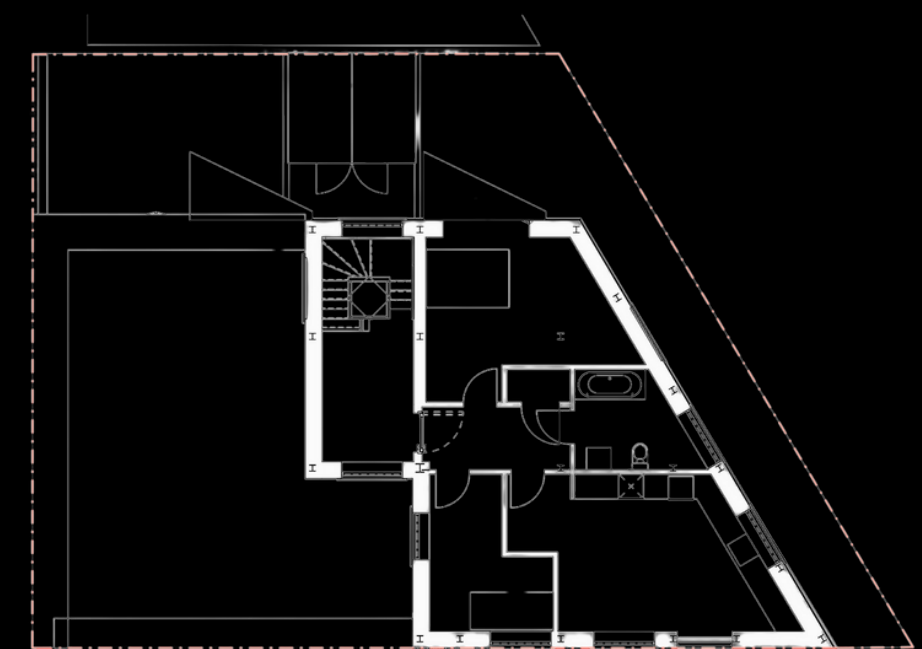
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



RENTAL & SALES APPRAISALS

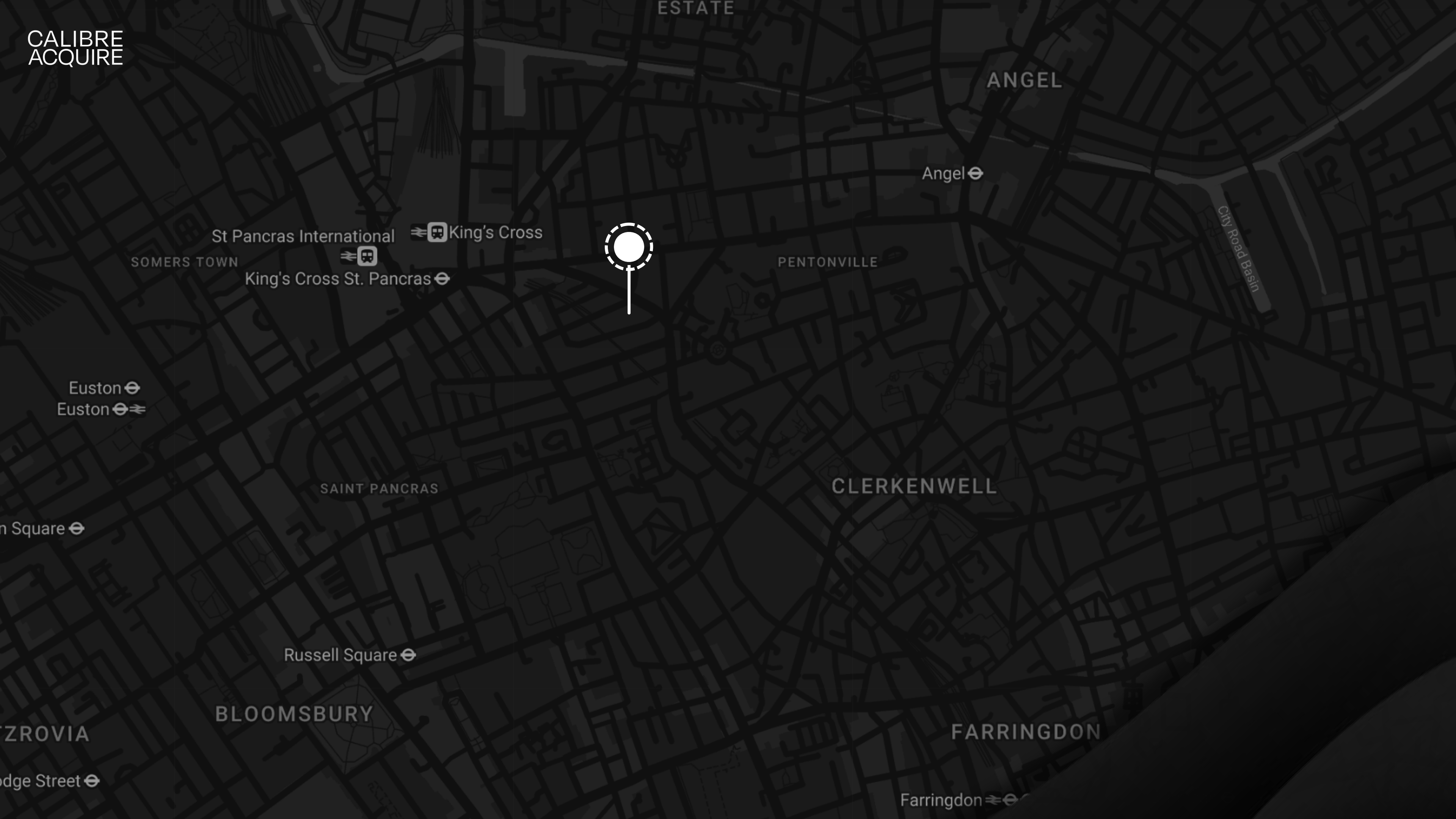
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Duplex 01	3 Bedroom	2 Baths	1,029	£5,000	£1,400,000
Duplex 02	3 Bedrooms	2 Baths	1,153	£5,350	£1,500,000
Flat 1	Studio	1 Bath	400	£1,850	£520,000
Flat 2	2 Bedrooms	2 Baths	709	£3,300	£920,000
Flat 3	2 Bedrooms	1 Bath	738	£3,400	£960,000
Flat 4	2 Bedrooms	1 Bath	658	£2,800	£790,000

£21,700.00

£6,090,000.00

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ESTATE

ANGEL

Angel

St Pancras International

King's Cross

SOMERS TOWN

King's Cross St. Pancras

PENTONVILLE

City Road Basin

Euston

Euston

SAINT PANCRAS

CLERKENWELL

n Square

Russell Square

BLOOMSBURY

FARRINGDON

ZROVIA

dge Street

Farringdon

LOCATION

Nestled in the heart of the thriving King's Cross area, just a stone's throw away from the bustling Kings Cross station, our latest development offers an unparalleled opportunity for property investors seeking sustainable long-term returns. With its strategic location, this vibrant neighbourhood boasts excellent transport links, ensuring easy access to the wider city and beyond.

Surrounded by the eclectic charm of neighbouring Camden, known for its vibrant markets and alternative culture, and the illustrious history of Clerkenwell, home to a thriving community of tech companies and design agencies, residents will experience the best of both worlds.

From the lively music venues and pubs of Camden to the trend-setting eateries and gastropubs of Clerkenwell, this location offers a unique blend of urban living and historical charm, making it a highly desirable destination for residents and investors alike.





Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.

