



Emerson Bainbridge House

FITZROVIA LONDON W1T 4JQ

WATLING
REAL ESTATE



Location

Emerson Bainbridge House is ideally situated on Cleveland Street in the heart of Fitzrovia, one of central London's most vibrant and desirable neighbourhoods. The area is renowned for its eclectic mix of period architecture, independent restaurants, boutique retailers and creative businesses, offering a distinctive village atmosphere within the West End.

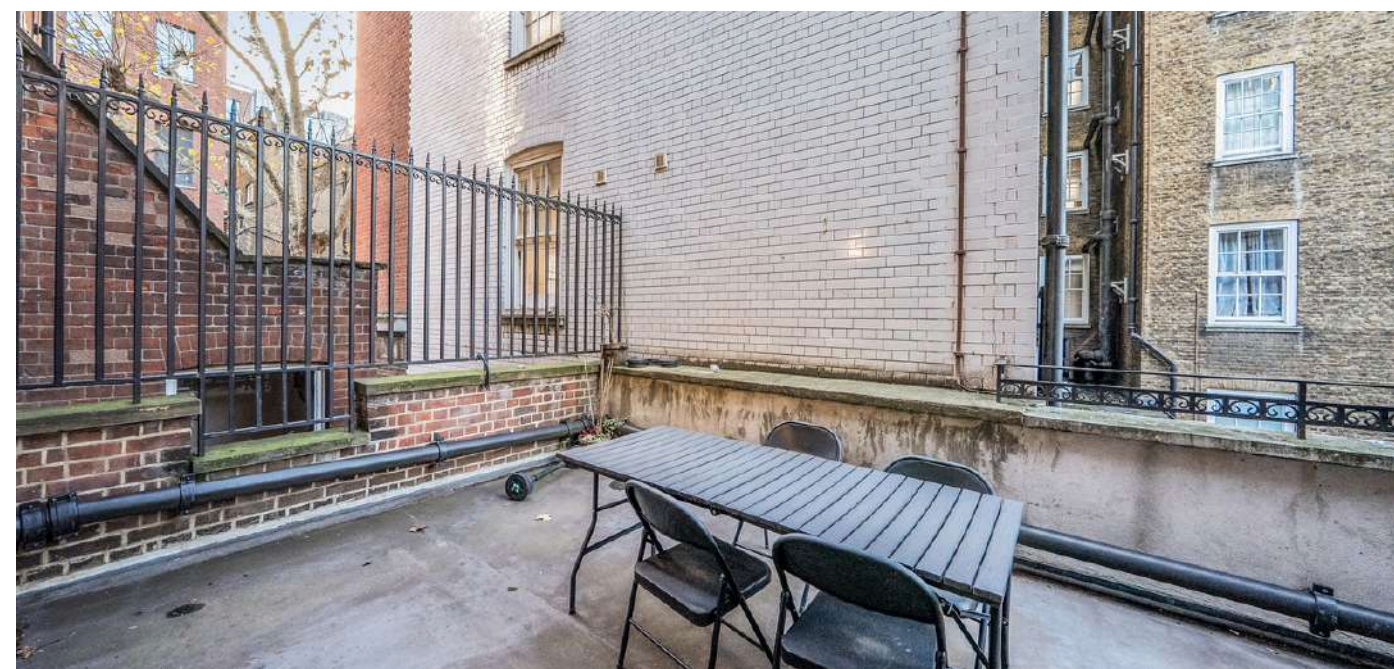
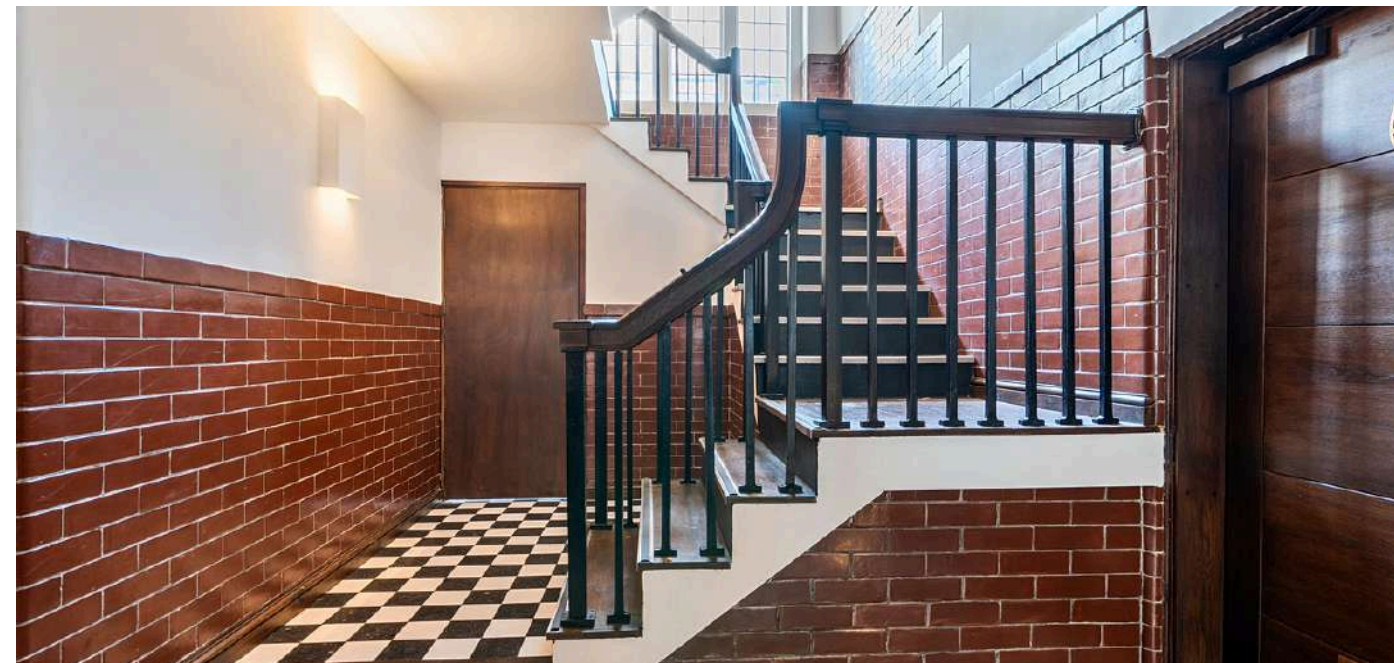
Fitzrovia benefits from close proximity to some of London's most prestigious destinations, including Oxford Street, Regent's Park and Marylebone. The nearby developments at Fitzroy Place and Charlotte Street have further enhanced the local environment, introducing high-quality retail, dining and public spaces.

Property

Emerson Bainbridge House is a Grade II listed former institutional building located on the east side of Cleveland Street. The property has been comprehensively redeveloped to provide 13 high-quality residential apartments arranged over lower ground, ground and four upper floors.

The building retains its original brick and stone façade characteristic of the Arts & Crafts architectural style, with many of the internal period features carefully restored as part of the conversion. The apartments are accessed via a central entrance hall and lift, with a secure video entry system and bicycle storage provided at ground level.

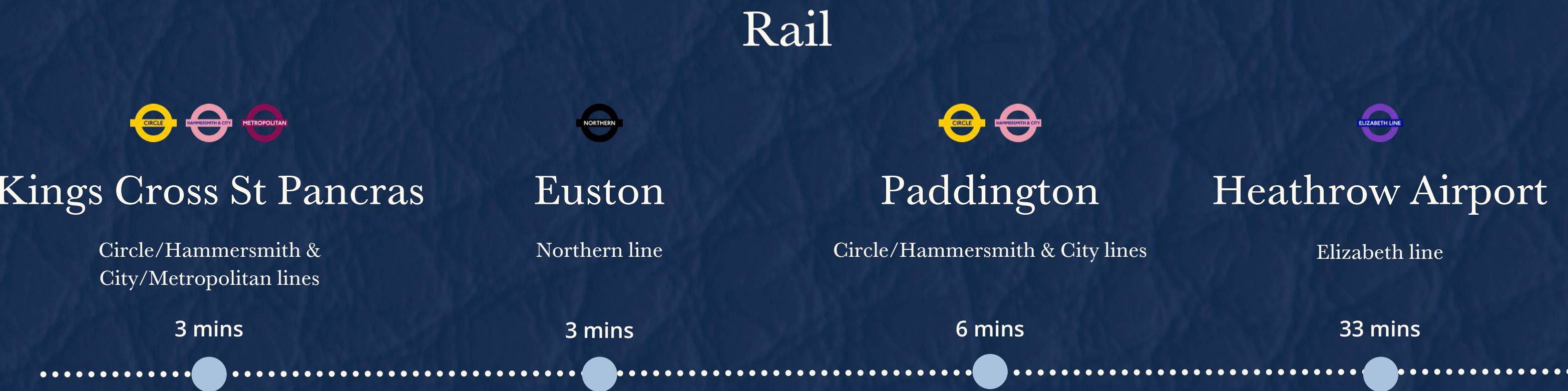
The accommodation comprises a mix of one, two and three-bedroom apartments, each designed to a high internal specification with modern kitchens and bathrooms, under-floor heating, and air-conditioning. All units benefit from private outdoor space in the form of balconies, terraces or patios.





Connectivity

The property is well connected by public transport. Goodge Street, Great Portland Street and Warren Street Underground stations are all within a short walking distance, providing access to the Northern, Victoria, Circle, Hammersmith & City and Metropolitan lines. Tottenham Court Road station, served by the Elizabeth line, is also easily accessible, offering fast connections across London and beyond.



Accommodation

Property	Accommodation	Sq.ft.
Flat 1, Emerson Bainbridge House	Studio and Terrace	667
Flat 2, Emerson Bainbridge House	1 Bedroom Duplex with Terrace	473
Flat 3, Emerson Bainbridge House	Studio and Terrace	681
Flat 4, Emerson Bainbridge House	1 Bedroom with Terrace	699
Flat 5, Emerson Bainbridge House	1 Bedroom with Terrace	665
Flat 6, Emerson Bainbridge House	2 Bedroom with Terrace	569
Flat 7, Emerson Bainbridge House	2 Bedroom with Terrace	562
Flat 8, Emerson Bainbridge House	2 Bedroom with Balcony	609
Flat 9, Emerson Bainbridge House	2 Bedroom with Balcony	608
Flat 10, Emerson Bainbridge House	2 Bedroom with Balcony	609
Flat 11, Emerson Bainbridge House	2 Bedroom with Balcony	608
Flat 12, Emerson Bainbridge House	2 Bed Duplex with Balcony	799
Flat 13, Emerson Bainbridge House	2 Bed Duplex with Balcony	735

Floor areas have been taken from a previous valuation report. Interested parties should make their own enquiries.







Tenancy Schedule

Property	Unit Status	Vacant	Lease Type	Lease Start	Lease End	Periodic	Contracted £pcm
Flat 1	LET	No	Corporate	5/2/2024	22/5/2027	N	£2,900.00
Flat 2	LET	No	Corporate	10/2/2024	10/2/2027	N	£2,992.50
Flat 3	LET	No	Corporate	22/9/2024	n/a	Y	£2,900.00
Flat 4	LET	No	AST	20/9/2023	n/a	Y	£3,100.00
Flat 5	LET	No	Corporate	29/7/2024	29/7/2027	N	£3,550.00
Flat 6	LET	No	AST	15/9/2023	1/10/2026	N	£3,800.00
Flat 7	LET	No	AST	12/9/2022	n/a	Y	£3,700.00
Flat 8	LET	No	Corporate	9/10/2024	9/10/2027	N	£3,700.00
Flat 9	LET	No	AST	9/12/2024	9/12/2025	N	£3,700.00
Flat 10	LET	No	AST	6/9/2024	6/8/2026	N	£3,850.00
Flat 11	LET	No	AST	9/2/2024	n/a	Y	£3,700.00
Flat 12	LET	No	Corporate	6/6/2024	5/6/2027	N	£3,100.00
Flat 13	LET	No	Corporate	6/6/2024	5/6/2027	N	£3,100.00
							£44,092.50

Tenure

NGL931677 (Freehold).

EPC

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VAT

TBC

Legal Costs

Each party to be responsible for their own costs incurred in the transaction.

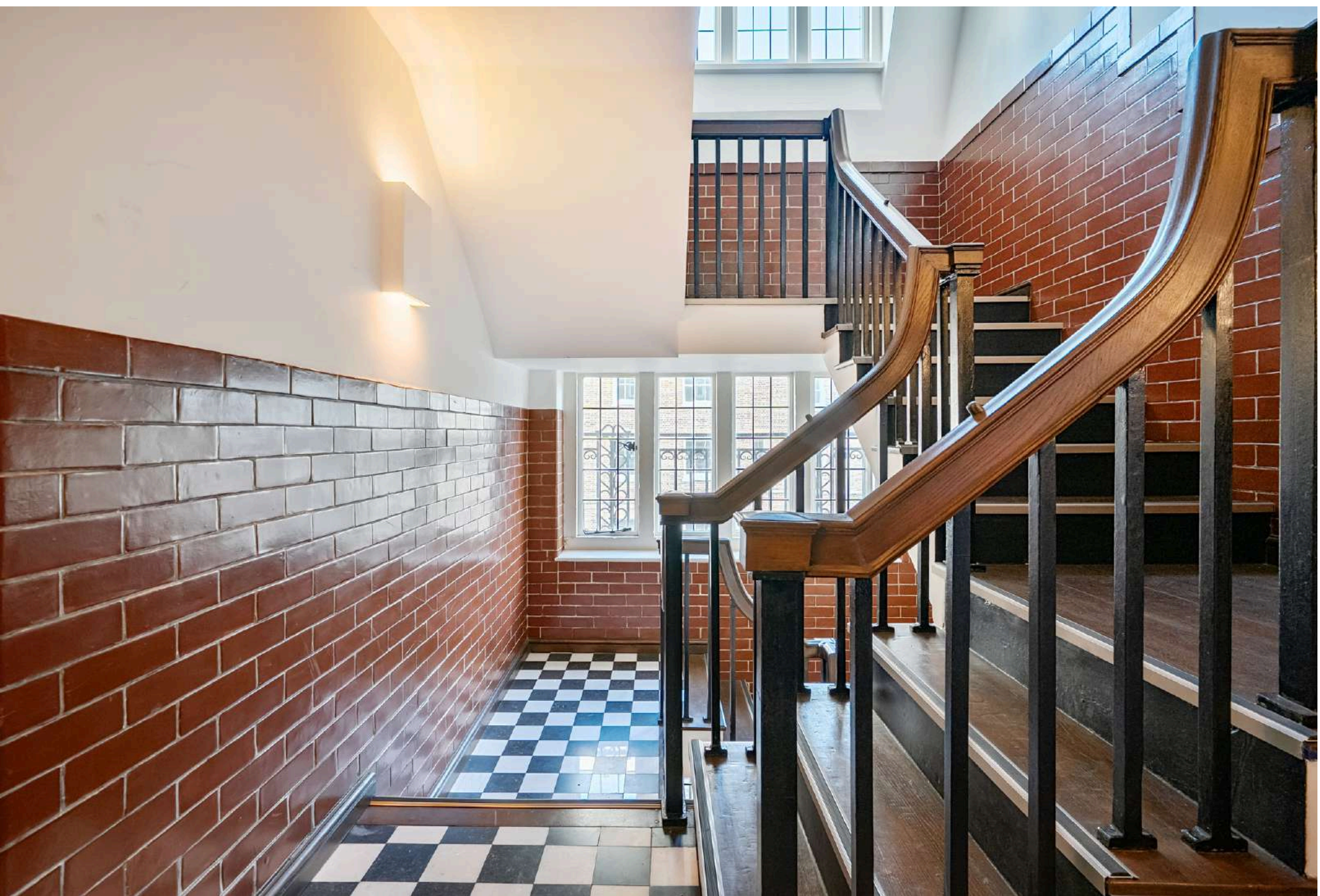
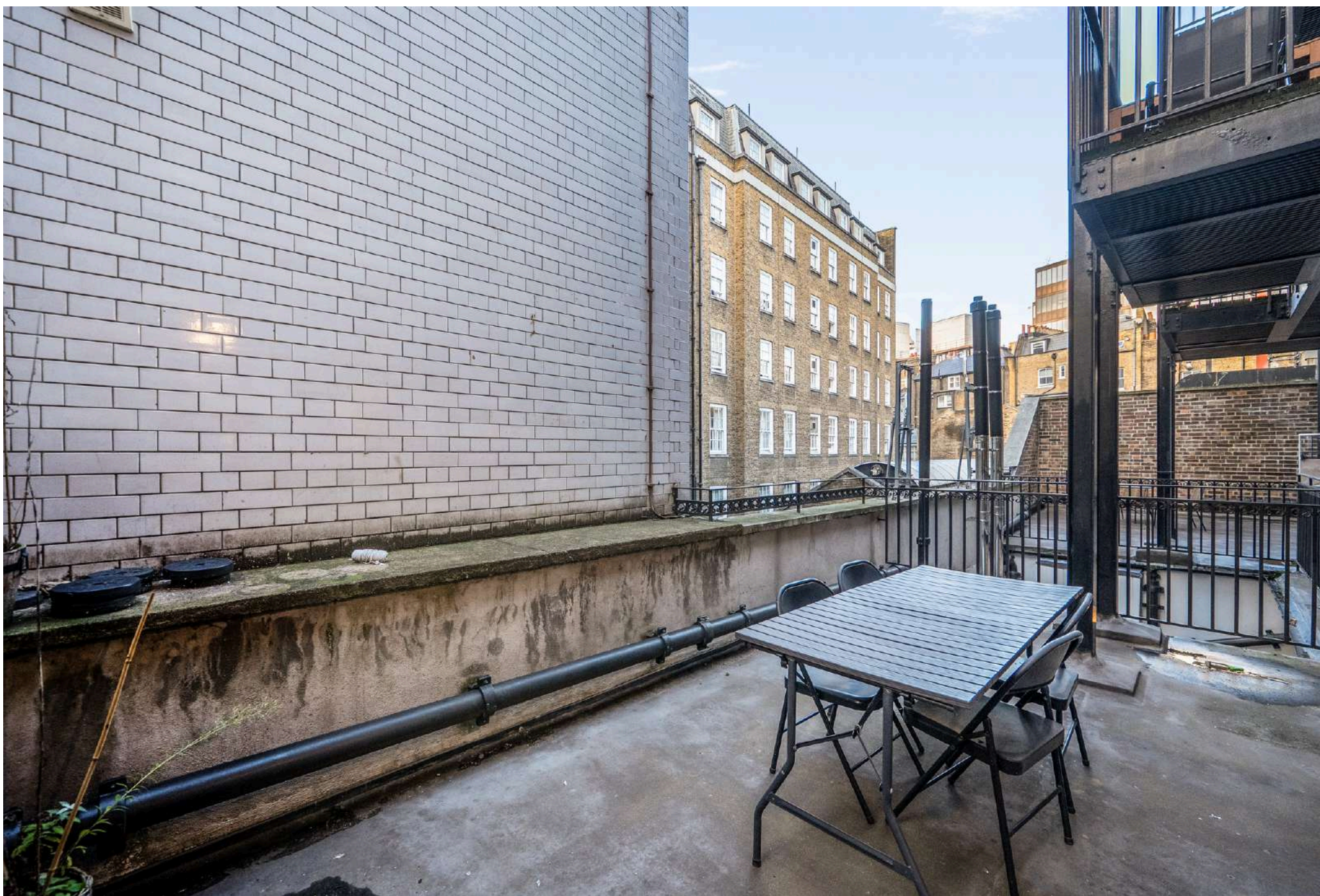
Viewings

Strictly by appointment only via Watling Real Estate as Sole Agents.

Data Room

Access to data room by request.





Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged. Information required will include:

Proposal

Offers are invited for the Freehold interest in excess of £11,000,000.

Sale by Joint Administrators

The property is offered for sale on behalf of Oliver Haunch and Hina Patel, the Joint Administrators of Zeba Properties Limited. The Joint Administrators offer no title or collateral warranties associated with this property or transaction. The Joint Administrators, their agents and representatives act without personal liability.



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December 2025

Subject to Contract

Property Reference: 223129



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