

KINGS MEWS

LONDON WC1

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Kings Mews is an income producing, unbroken freehold block of 5 luxury homes, set within one of the most popular mews' in Bloomsbury. The development is comprised of five fully furnished and dressed 1, 2 and 3 bedroom homes, offering up a rare 'turn key' investment in the West End.

The building is within walking distance of both Grays and Lincolns Inn, LSE, Kings College London. It's close to main London transport hubs at Kings Cross, St Pancras International, Farringdon (Elizabeth Line), Chancery Lane and Holborn London Underground stations.

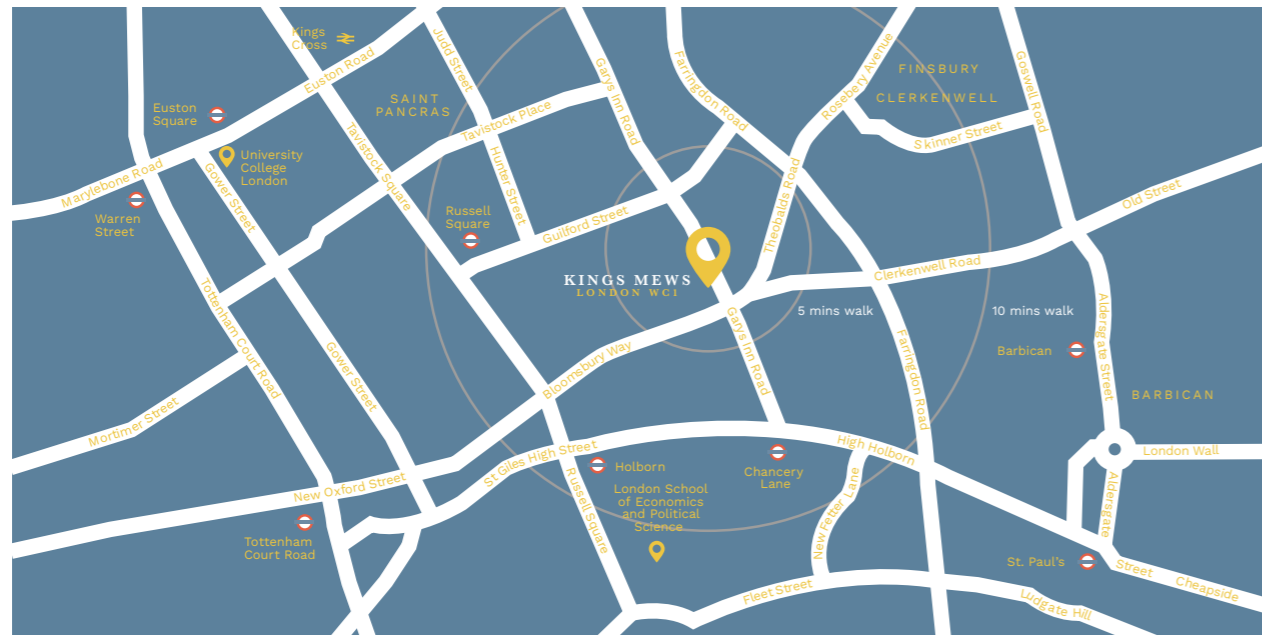
Kings Mews is situated between Covent Garden and the City of London. All five of the luxury apartments are dual aspect and beautifully fitted, with an open plan design and contemporary specification.

The large penthouse has an extraordinary terrace, the duplex units are incredibly spacious, with high ceilings and skylights in the bedrooms bringing the outside, in.

Specification

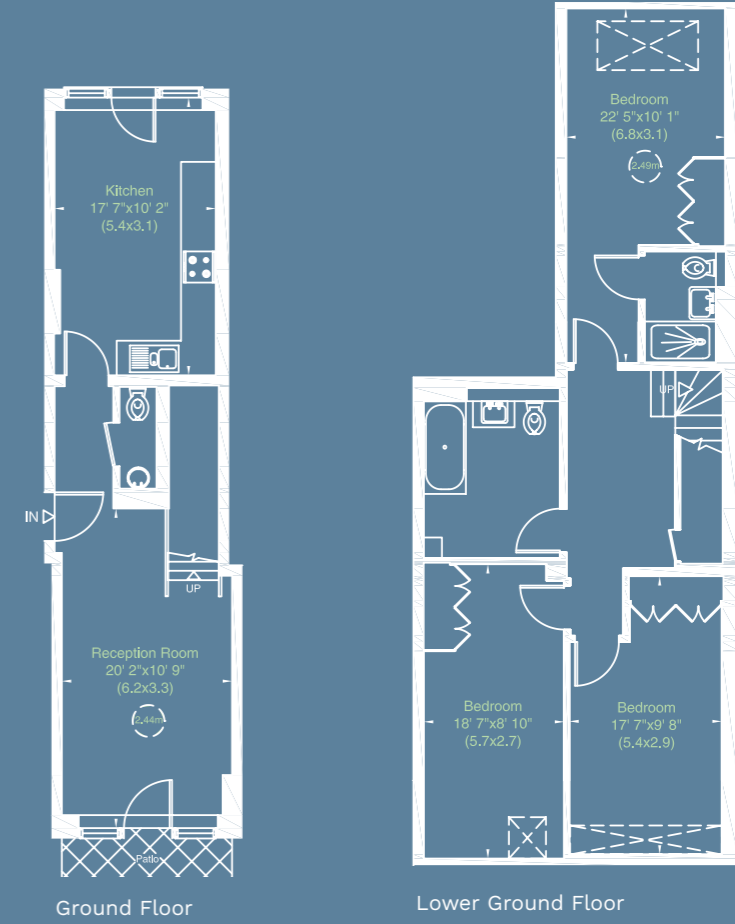
- Bespoke hand crafted kitchens
- Integrated NEFF appliances
- Induction hob
- White gloss work tops
- Glass splash back
- Full height wardrobes in master bedroom
- Westex prestige sheep skin carpets
- Wooden floors within living spaces and hallways
- Video entrance phone system
- Dual Aspect
- Building warranty





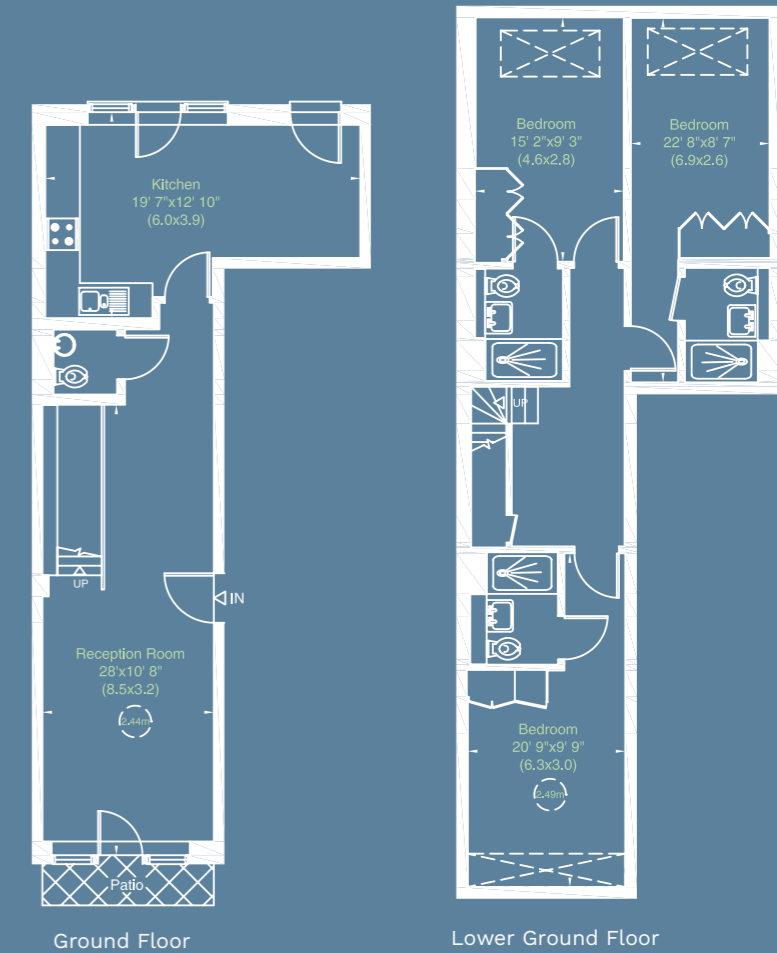
Apartment 1

Gross Internal Area (approx.)
118 sq m (1,272 sq ft)



Apartment 2

Gross Internal Area (approx.)
119 sq m (1,281 sq ft)

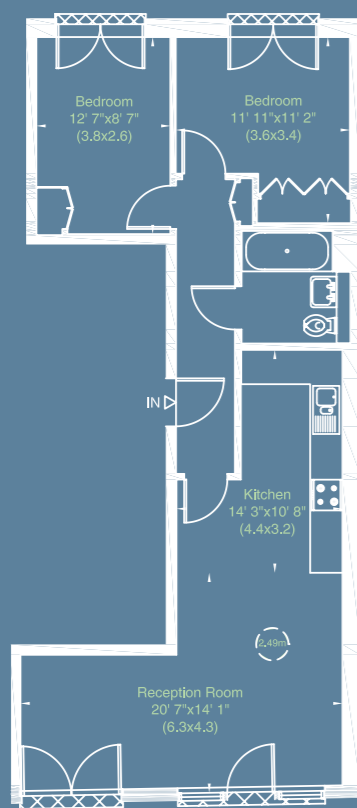


| Unit | Floor | Bedrooms | NIA (m ²) | NIA (ft ²) |
|--------------|-----------------------|----------|-----------------------|------------------------|
| Apartment 1 | Ground & Lower Ground | 3 | 118 | 1,272 |
| Apartment 2 | Ground & Lower Ground | 3 | 119 | 1,281 |
| Apartment 3 | First | 2 | 68 | 736 |
| Apartment 4 | First | 1 | 55 | 592 |
| Apartment 5 | Second | 2 | 80 | 863 |
| Total | | | 440 | 4,744 |



Apartment 3

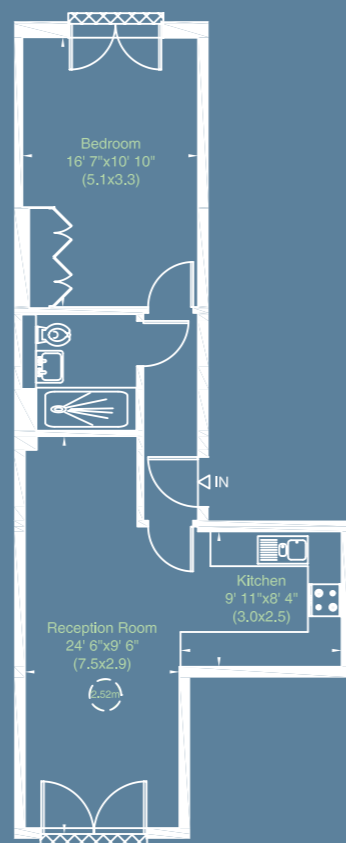
Gross Internal Area (approx.)
68 sq m (736 sq ft)



First Floor

Apartment 4

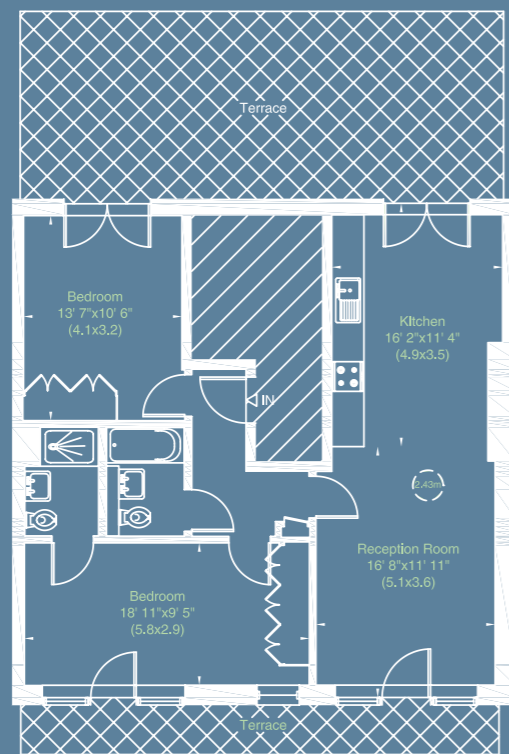
Gross Internal Area (approx.)
55 sq m (592 sq ft)



First Floor

Apartment 5

Gross Internal Area (approx.)
80 sq m (863 sq ft)



Second Floor



Investment Summary - 10-11 King's Mews, WC1N 2HY

Offers in excess of £7million STC

- Unbroken freehold building
- Income producing (new lease available upon request)
 - 2024 | £238,771.80 (review in December)
- A turn key investment including furnishing, dressing and staging with no void upon completion.
- Held in a new UK-based SPV
- £1,476 per ft²
- Energy Rating C - EPC available upon request
- Sole agency for all viewings: Be London Investments

The Be London difference

Be London's innovative business model has a legacy of increasing returns by managing each apartment through a blend of extended corporate stays, mid term residential stays and the occasional vacation rental. This unique revenue blend enables Be London to maximise the revenue of a property.

A partner and a consultancy

As landlords and developers, we understand property and owners' requirements, consulting on the routes to market to achieve optimal revenue through our own experience.

Maintain control of your property

Control your assets as and when you need to, maintaining exclusive possession and rights on your property, eliminating the risk of nonpaying tenants.

Extensive market research

Through our brand portfolio and solid partner relationships, we have extensive access to multiple markets including corporate, high-end student and leisure stays.

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**We know London like
the back of our hand.**

Be London Investments is a registered private limited company in England & Wales with the company number 15202977 and registered address of 2 Nottingham Court, London, WC2H 9BF.

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