



LDG

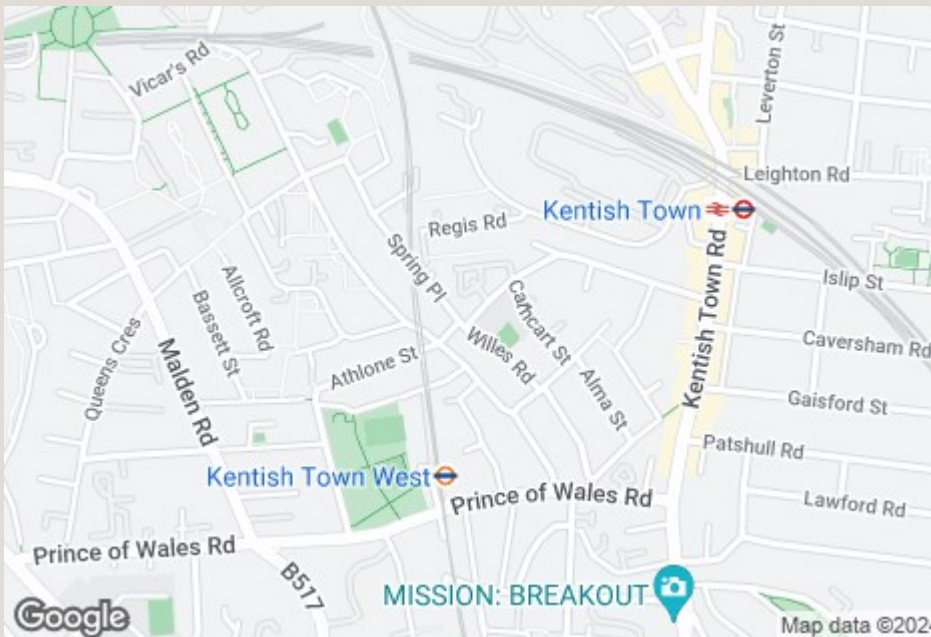
HOLMES ROAD  
Kentish Town

£3,800,000



Holmes Road





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Specifics

### ADDRESS

Holmes Road, London

### POSTCODE

NW5 3AU

### THE SPACE

A fantastic opportunity to develop this attractive period building located on the corner with Willes Road and walking distance to Kentish Town Station and Camden Town bustling street market. Comprising of vacant pub on the Ground and part basement, 14 HMO units on the upper floors benefit from a separate entrance and a self-contained 1 bedroom apartment on the lower ground floor. Existing building including vaults and cellars total are circa 6679sqft.

There is planning permission to add two floors and a small side extension which would allow the building to comprise of 22 self-contained apartments, a one bedroom apartment and the pub. The proposed development would increase the building to circa 8138sqft GIA. Subject to planning, the vacant commercial space could be utilised for a number of different uses. Consideration will be given to selling and leasing the residential and commercial parts separately.

### ACCOMMODATION & FEATURES

### ON YOUR DOORSTEP

Holmes Road

### PRICE

£3,800,000, subject to contract

### SERVICE CHARGE

TBC

### COUNCIL TAX

Camden Band

### GROUND RENT

TBC

### TENURE

Freehold

### RESIDENTS PARKING

TBC

### COMMUTE



Ready to talk?



**BEN  
EVEREST**

DD: 020 7290 0592  
M: 07944 967637  
E: ben@ldg.co.uk



**DAVID  
CALDEIRA**

DD: 020 4513 6756  
M: 07368 333 545  
E: david@ldg.co.uk



**EMLYN  
YOUNG**

DD: 020 7290 0593  
M: 07881 971 315  
E: emlyn@ldg.co.uk

LDG | [www.ldg.co.uk](http://www.ldg.co.uk)  
53 Great Titchfield Street  
London, W1W 7PJ

**Holmes Road**

