



# 1-3 CHARRINGTON STREET & ADJACENT PLOT OF LAND

KING'S CROSS, LONDON NW1

VALUE ADD AND CONSENTED  
NEW BUILD OPPORTUNITY

FREEHOLD FOR SALE

RIB

ROBERT IRVING BURNS

# EXECUTIVE SUMMARY



- Consented development opportunity in Kings Cross within the Borough of Camden, just five minutes from King's Cross St Pancras
- The opportunity comprises two vacant Grade II listed terraced houses arranged as self-contained flats and one single dwelling plus the adjacent consented plot of land for three new 3-bedroom terraced houses
- The existing buildings require refurbishment and underpinning, offering significant value-enhancement potential
- The existing accommodation extends to approx. 2,994 sqft and the adjacent site is consented for a scheme extending to 4,242 sqft (GIA). Total proposed area 7,236 sqft
- 1 Charrington Street situated at the end of the terrace and benefits from a private garden; Flats 2/3 have communal garden access (●)
- Offered with vacant possession
- Offers are invited in excess of £2,500,000 (Two Million Five Hundred Thousand Pounds), subject to contract



● COMMUNAL GARDEN

● PRIVATE GARDEN

● EXISTING PROPERTIES

● PLOT

# LOCATION

Charrington Street is located in the heart of King's Cross, within a short walk of King's Cross St Pancras and Camden Town. The area has undergone extensive regeneration, led by the redevelopment of King's Cross, now home to Google's UK headquarters and Meta.

The property benefits from superb transport links, with King's Cross St Pancras offering access to six Underground lines, National Rail, and Eurostar services.

Camden remains one of London's most vibrant and characterful districts, renowned for its markets, independent shops, live music venues, and canal-side bars and restaurants. Nearby Regent's Park and Granary Square provide further open space and lifestyle amenities within easy walking distance.



Kings Cross Station



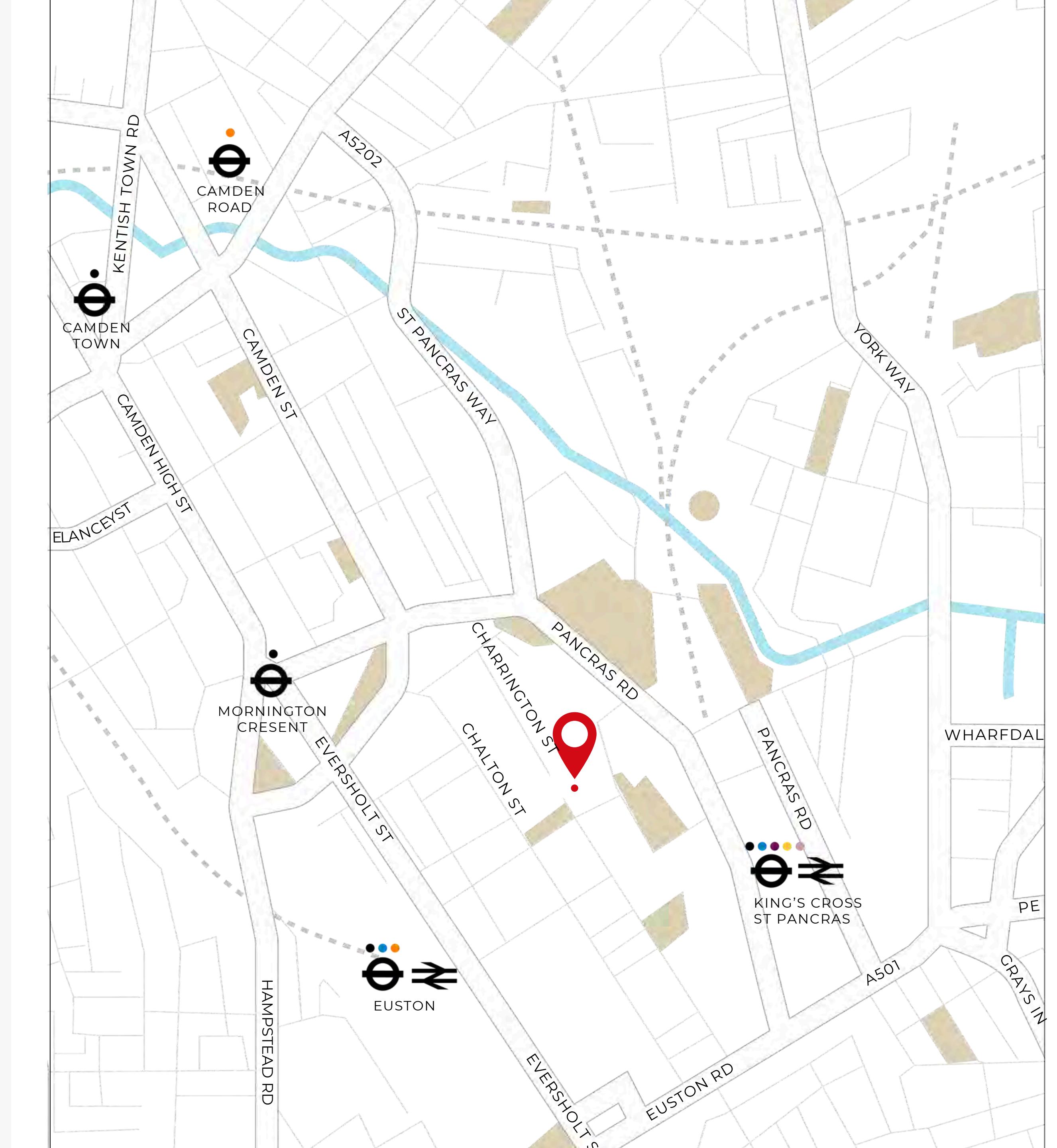
Regent's Park



Wellcome Collection



Camden Lock

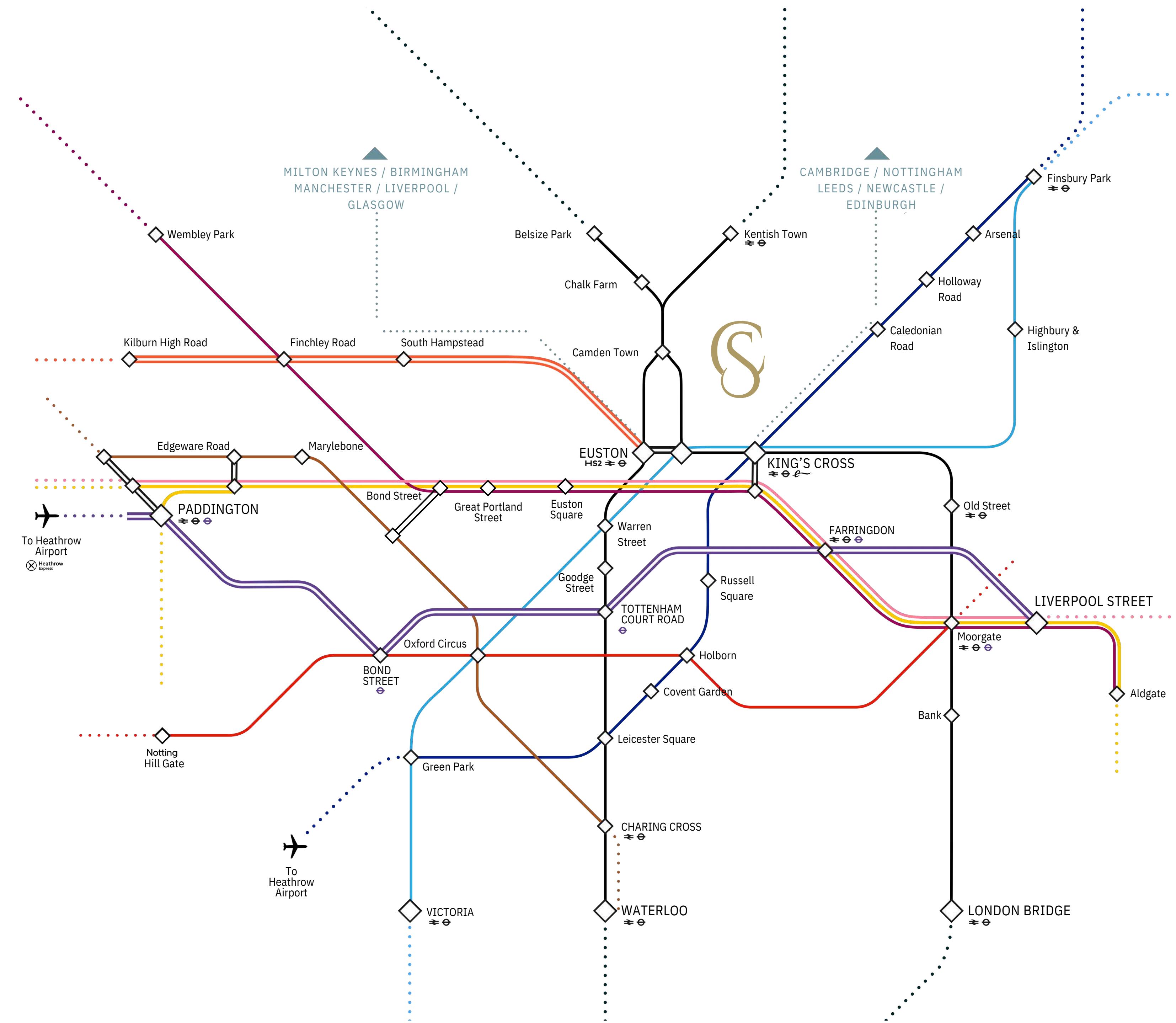


# CONNECTIVITY

## KEY CONNECTION TIMES

Euston	7 min
King's Cross St Pancras	9 min
Oxford Circus	12 mins
Farringdon	12 mins
Great Portland Street	14 min
Tottenham Court Road	14 mins
Moorgate	16 mins
Old Street	16 mins
Green Park	16 mins
Bond Street	18 mins
Regent's Park	19 min
Bank	20 mins
Liverpool Street	20 mins
Waterloo	21 mins
Paddington	22 mins
Victoria	25 mins

Travel times based on Google Maps



# DESCRIPTION

1–3 Charrington Street comprises two vacant Grade II listed period houses. No. 1 is arranged as a single dwelling and nos. 2–3 are two split level flats across lower ground, ground and two upper floors, extending to 2,994 sqft (GIA).

The buildings are vacant and require complete refurbishment, including underpinning — presenting a prime opportunity for refurbishment, reconfiguration or redevelopment (subject to consents).

The adjacent Plot benefits from planning permission for three new 3-bedroom terraced houses extending to 4,242 sqft (GIA).

The total proposed floor area is 7,236 sqft (GIA).

1 Charrington Street includes a private rear garden, while Flats 2/3 has communal garden access.

Offered with vacant possession.





● PLOT

# ACCOMMODATION SCHEDULE

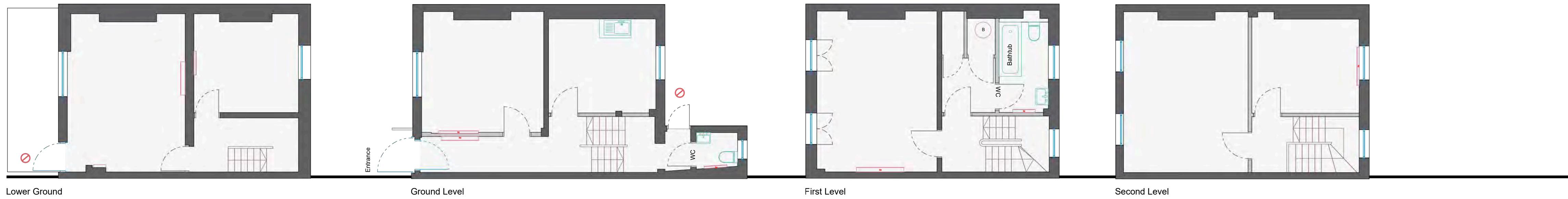
EXISTING GROSS INTERNAL AREA					
	1 CHARRINGTON STREET		2-3 CHARRINGTON STREET		
	SQM	SQFT	SQM	SQFT	
LG	34.7	374	34.5	371	
G	38.4	413	28.2	304	
1	35.5	382	34.3	369	
2	35.9	386	36.7	395	
<b>Total</b>	<b>144.5</b>	<b>1555</b>	<b>133.7</b>	<b>1,439</b>	
<b>Grand Total</b>	<b>278.2</b>	<b>2,994</b>			

PROPOSED GROSS INTERNAL AREAS OF NEW BUILD ACCOMODATION ON THE VACANT SITE			
FLOOR	SQM	SQFT	
LG	39.4	424	
G	31.9	343	
1st	34.9	375	
2nd	25.2	271	
<b>TOTAL</b>	<b>131.4</b>	<b>1,413</b>	

# FLOOR PLANS

## EXISTING FLOOR PLANS

Charrington Street No. 1



Charrington Street No. 2-3



# PLANNING PERMISSION

Planning reference - 2015/2704/P – under 'Plot 3'

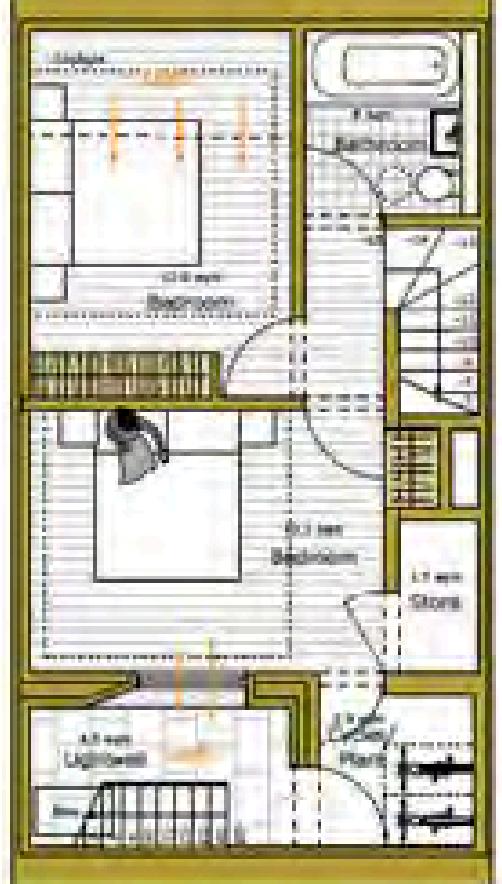
Planning permission has been granted for the development of three, four-storey town houses designed to 'complete' Charrington Street's Grade II listed Georgian Terrace.

The new houses will provide 3-bedroomed, family-scale accommodation (3 no. 3b6p units) extending to 4,227sqft (GIA).

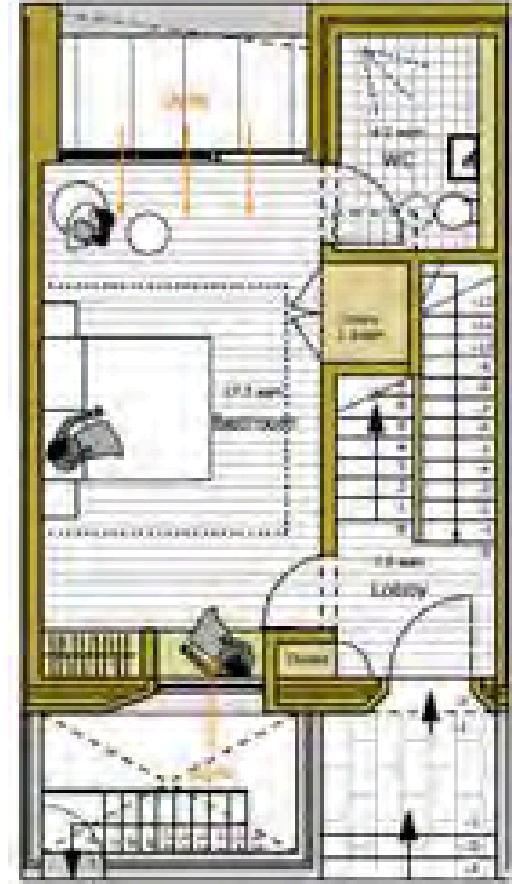
## PROPOSED NEW BUILD FLOOR PLANS

The floor plans below are one of the three new build houses.

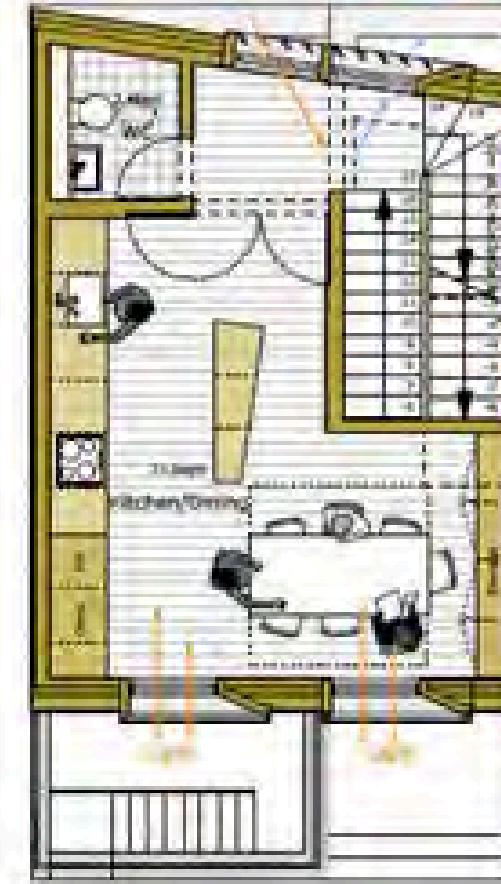
Lower Ground Floor



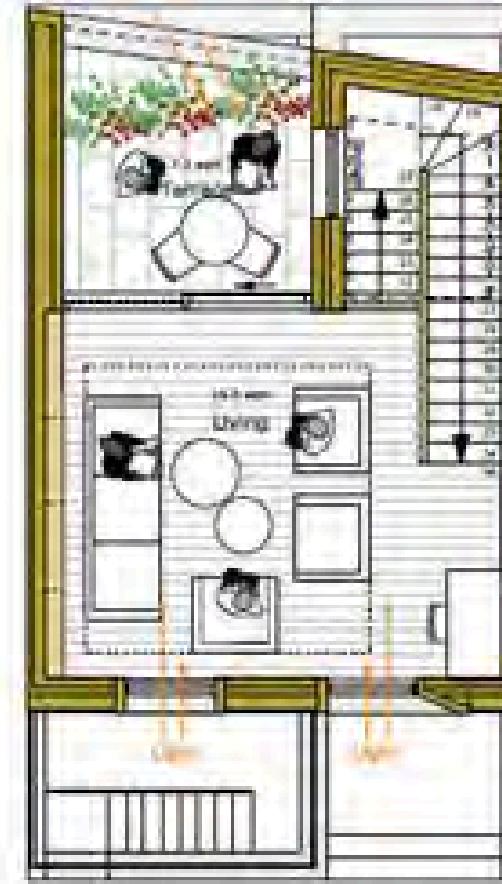
Ground Floor



First Floor



Second Floor





## TENURE

The properties and site will be sold as Freehold

## PROPOSAL

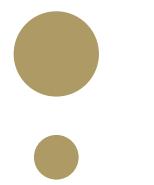
Offers are invited in excess of £2,500,000 (Two Million Five Hundred Thousand Pounds), subject to contract

A 2% plus VAT fee will be charged to the purchaser in addition to the purchase price, payable to Camden Council

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

## FOR FURTHER INFORMATION CONTACT:



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



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



ROBERT IRVING BURNS

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. January 2026