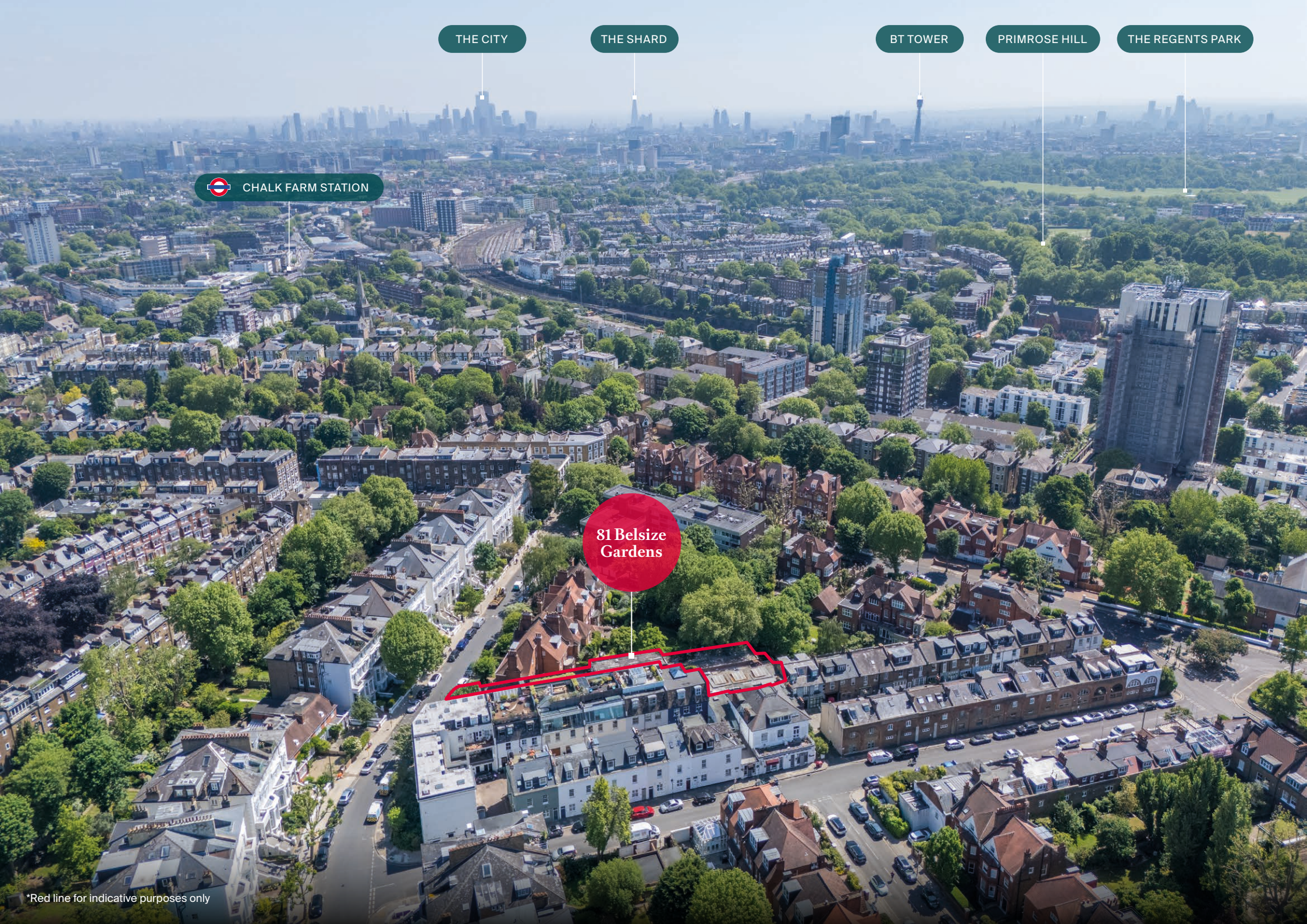


81 Belsize Gardens, London **NW3**

Exclusive freehold opportunity in Belsize Park.

*Red line for indicative purposes only



THE CITY

THE SHARD

BT TOWER

PRIMROSE HILL

THE REGENTS PARK



CHALK FARM STATION

81 Belsize
Gardens

*Red line for indicative purposes only

The opportunity.

81 Belsize Gardens, London NW3

Freehold development opportunity.

- Shell & core condition, with an unimplemented planning permission
- Well connected with Belsize Park, Chalk Farm and St John's Wood Underground Stations in close proximity
- A current Gross Internal Area of approx. 15,210 sq ft (1,413 sq m) arranged over ground and three upper floors
- A site area of approx. 0.17 acres (0.069 ha)
- Previous planning consents for Use Class C3, and E
- Currently possesses an unimplemented F1 Use Class (Application ref: 2023/3407/P)
- Offered with vacant possession

Location

The property is situated in Belsize Park, a sought-after and upscale area in the London Borough of Camden. Positioned between Belsize Village and Primrose Hill, it offers convenient access to a wide range of amenities, such as patisseries, cafes, bars, and restaurants. The area is also home to several expansive green spaces, including Primrose Hill, located just under half a mile to the south, which provides stunning panoramic views of the London skyline.

The underground stations offer excellent connectivity to both the City of London and the West End, whilst connections at King's Cross offer access to a range of Underground and National Rail services as well as the Eurostar links to mainland Europe. The site further benefits from good road links Northbound out of the capital via the A502, North Circular Road and M1 motorway.

Transport



London Underground



Belsize Park
0.3 miles



Chalk Farm
0.6 miles



Swiss Cottage
0.6 miles



Finchley Road
0.9 miles



Rail

South Hampstead
0.9 miles



Airports

Heathrow
40 mins via road*

Stansted
60 mins via road*

*Approximate times taken from Google Maps



Description

The Property benefits from being in a shell and core condition, acting as a blank canvas for development in a ready state to be built out.

The Property presents a unique development opportunity in Belsize Park with a proven track record of obtaining planning permission for a wide range of uses.

Relevant planning history

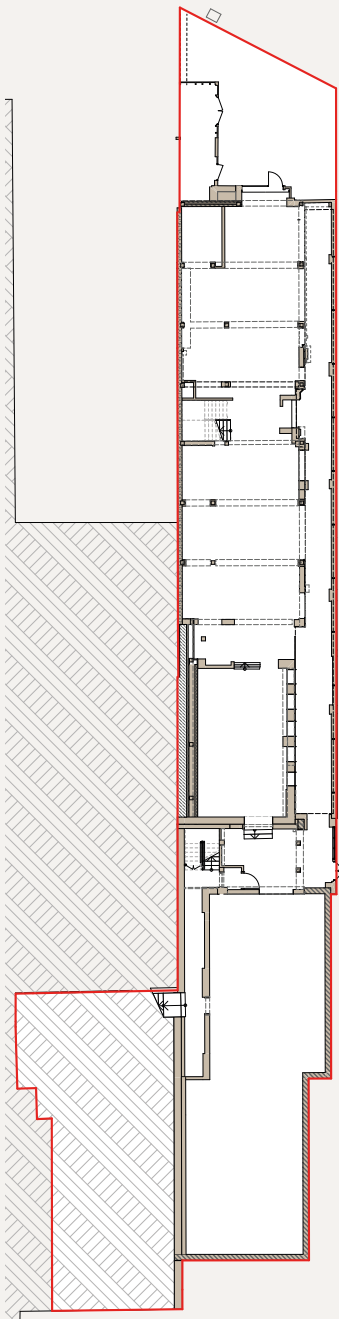
The property has previously been used as a gym for over 25 years, falling within Use Class E.

Since becoming vacant in 2017, an application for change of use to C3 - Residential has been granted via prior approval (now lapsed), and an application for change of use to F1 - Educational has been granted (active but unimplemented).

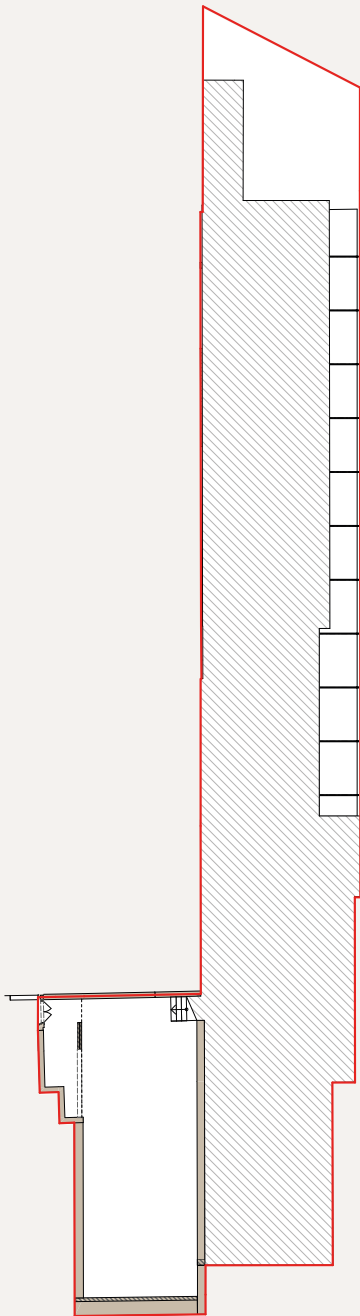
For further information see London Borough of Camden's planning portal or the dedicated data room.



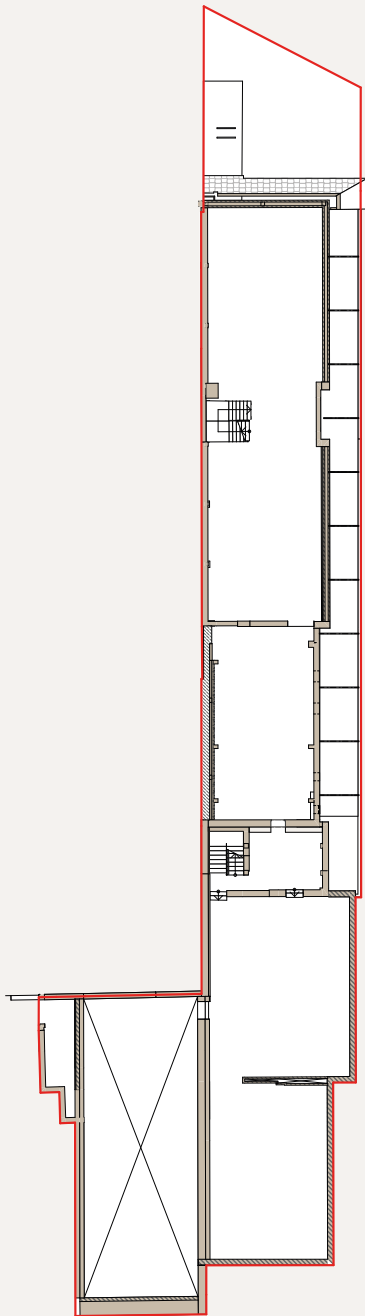
Floor plans



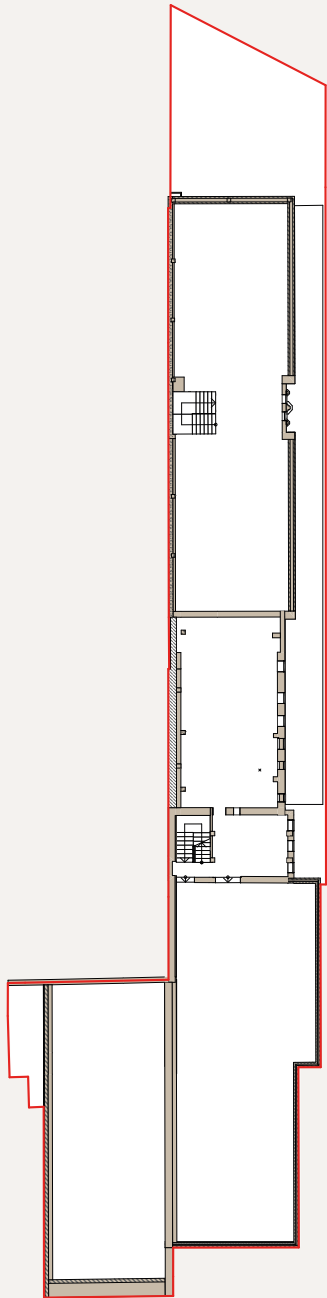
Ground Floor



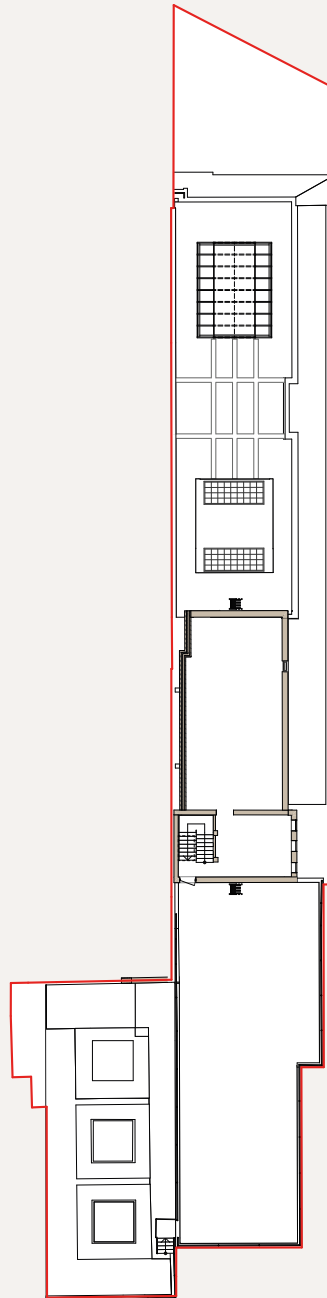
Upper Ground Floor



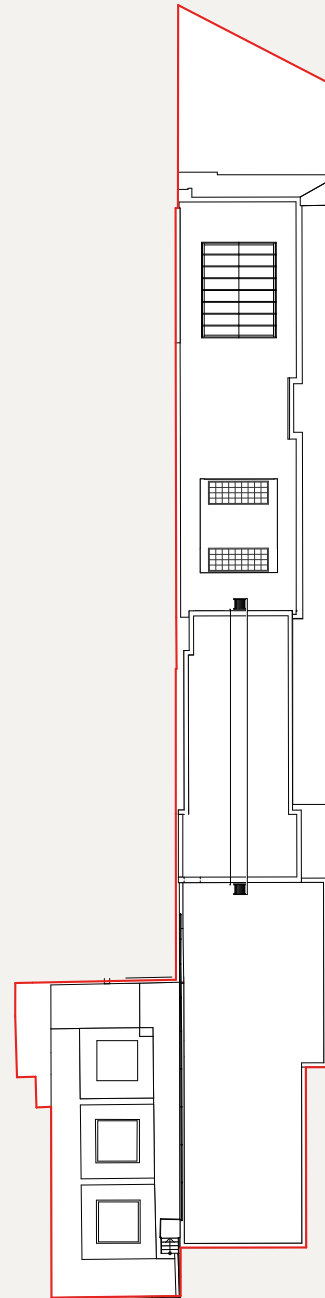
First Floor



Second Floor



Third Floor



Roof

Floor	sq m	sq ft
Ground	459	4,941
Upper Ground	118	1,270
First	377	4,058
Second	379	4,080
Third	80	861
Total	1,413	15,210

*Areas taken from CDC Studio's measured building survey.



Statutory authority

London Borough of Camden.

Located in Belsize Park Conservation Area.

Legal title and tenure

The Property is held freehold under Land Registry title NGL409716.

Services

Mains utilities have been disconnected at present, a new mains cable has been run into site but hasn't been connected. It is the responsibility of the Purchaser to ensure that services are available and adequate for their proposed use.

EPC

The EPC is available on the dedicated data room.

Inspection

Inspections are by appointment only and can be arranged through the Vendor's sole agents Knight Frank LLP. Inspections are made entirely at one's own risk and no liability is accepted by the vendor or their agent.

Method of sale

The property is for sale by private treaty via informal tender. Please refer to the dedicated data room for information on the method of sale, bidding procedure, bid date and the bid form. It is essential that the tender procedure is strictly followed, to ensure that your bid is compliant.

VAT

We understand the property is elected for VAT.

Data room

A project data room has been set up to host all relevant information. Please contact Vendor's sole agents Knight Frank LLP for access details.



Contact us.

**Emma Cleugh**

Partner, Department Head

+44 2078615427

+44 7778463958

emma.cleugh@knightfrank.com

Jasper Upton

Associate

+44 20 39677 177

+44 7790 344 190

jasper.upton@knightfrank.com

Jemima Chambers

Education & Charities

+44 20 78611 677

+44 7483 115677

jemima.chambers@knightfrank.com

Annabel Anderson

Education & Charities

+44 7974366 106

annabel.anderson@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025.

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