



343-349 ROYAL COLLEGE STREET, CAMDEN, LONDON NW1 9QS

SUI GENERIS/C3 UNDERLET FREEHOLD RESIDENTIAL INVESTMENT COMPRISING 28 STUDIOS



EXECUTIVE SUMMARY

UNDERLET FREEHOLD RESIDENTIAL INVESTMENT COMPRISING 28 STUDIOS

- The property is prominently located on Royal College Street, in the heart of Camden, one of London's most vibrant and sought-after areas.
- It comprises a substantial five-storey building providing 28 self-contained studio apartments extending to approximately 10,658 sq ft (NIA). The upper residential parts are held freehold, with the ground floor commercial units sold off on long leaseholds.
- The property generates a current income of £556,560 per annum, all let on ASTs, with an ERV of £604,800 per annum, offering scope for uplift through active management.
- Each Manhattan-style studio ranges from 336 to 462 sq ft (average 381 sq ft) and is efficiently designed to maximise space and light.
- The property falls within Sui Generis use but has operated as Class C3 residential for over 13 years, qualifying for a Certificate of Lawfulness and offering flexibility for alternative uses such as serviced apartments or hostel accommodation.
- The property benefits from excellent transport links, with Camden Road Overground Station within 5 minutes' walk and Camden Town Underground Station (Northern Line) within 10 minutes.
- The property is available freehold.
- **Price on Application**

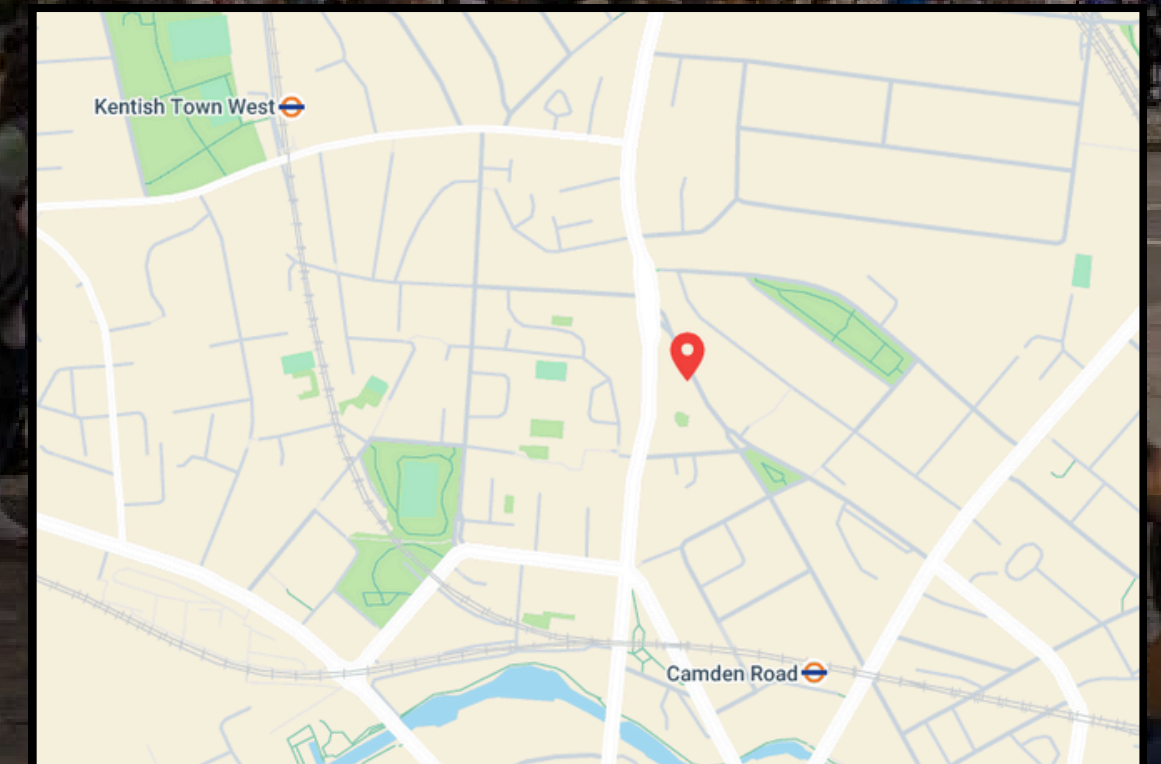


LOCATION

The property is prominently located on Royal College Street, in the heart of Camden, one of London's most vibrant and sought-after areas, known for its creative energy, independent shops, restaurants, and cultural venues.

It benefits from excellent transport links, with Camden Road Overground Station less than 5 minutes' walk away and Camden Town Underground Station (Northern Line) within 10 minutes, providing direct access to King's Cross St Pancras, the West End, and the City. Several bus routes also serve the area.

Strong road connections via the A503 (Camden Road) and A501 (Euston Road) link to the A40 and M1. Nearby amenities include Regent's Canal, Regent's Park, and Camden Market, enhancing the area's appeal for both commercial and residential use.



5 minute walk
to Camden
Road Station



30 mins to
Liverpool
Street station



1 hours to
Heathrow
Airport

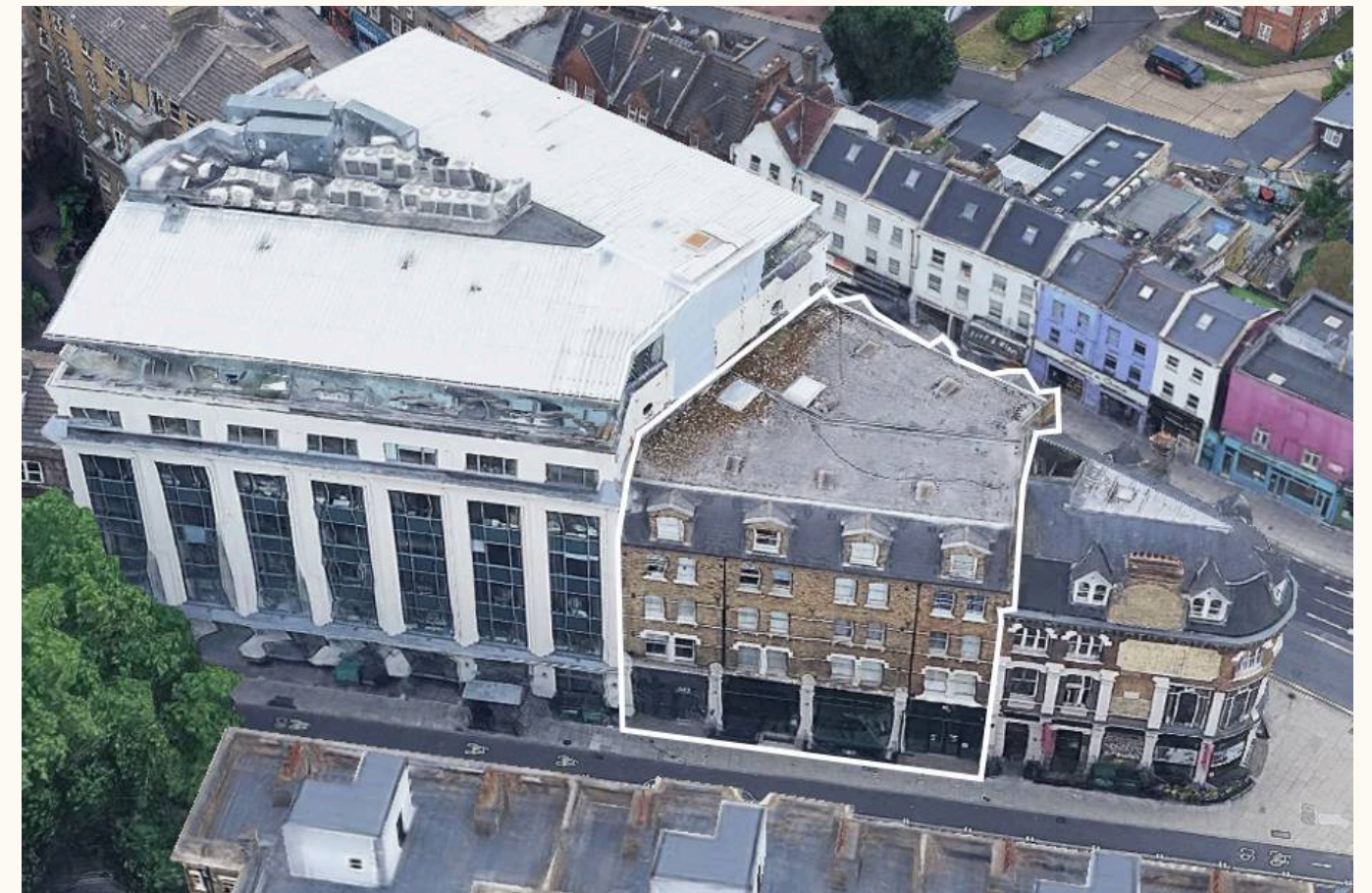
DESCRIPTION

- The property comprises a substantial five-storey building providing 28 self-contained studio apartments, extending to approximately 10,658 sq ft (NIA). The accommodation is well maintained and efficiently arranged, with a consistent layout across each floor.
- The ground floor commercial units have been sold off on long leaseholds, while the upper residential parts are held freehold. The property generates a current income of £556,560 per annum, all let on ASTs, with an ERV of £604,800 per annum, offering scope for uplift through active management.
- Current running costs are £57,988.91 per annum. The property falls within the Sui Generis use class but has operated as Class C3 residential for over 13 years.



USE CLASS ADVANTAGE

- The property is designated Sui Generis but has operated as Class C3 residential for over 13 years, qualifying for a Certificate of Lawfulness. This established use provides flexibility for future adaptation, including potential for hostel or serviced apartment use.





MANHATTAN STYLE APARTMENTS

- The property comprises well-proportioned Manhattan-style studios, each efficiently designed to maximise space and natural light. Units range from 336 sq ft to 462 sq ft, with an average of 381 sq ft, offering a higher standard of accommodation than typical studios.
- Their open-plan layouts and modern finishes appeal to professionals and corporate tenants seeking flexible, high-quality living space. The generous floorplates also provide scope for future redevelopment or reconfiguration, including serviced apartments or larger residential units.



Flat	Type	Floor	GIA sqm	GIA sqft
1	Studio	1	33.2	357
2	Studio	1	34.8	375
3	Studio	1	31.2	336
4	Studio	1	36.3	391
5	Studio	1	31.6	340
6	Studio	1	37.5	404
7	Studio	1	42.9	462
8	Studio	2	33.2	357
9	Studio	2	34.8	375
10	Studio	2	31.2	336
11	Studio	2	36.3	391
12	Studio	2	31.6	340
13	Studio	2	37.5	404
14	Studio	2	42.9	462
15	Studio	3	33.2	357
16	Studio	3	34.8	375
17	Studio	3	31.2	336
18	Studio	3	36.3	391
19	Studio	3	31.6	340
20	Studio	3	37.5	404
21	Studio	3	42.9	462
22	Studio	4	33.2	357
23	Studio	4	34.8	375
24	Studio	4	31.2	336
25	Studio	4	36.3	391
26	Studio	4	31.6	340
27	Studio	4	37.5	404
28	Studio	4	42.9	462
Total			990.2	10,658

TERMS

TENURE: Freehold.

PRICE ON APPLICATION

METHOD OF SALE: The property will be sold by way of private treaty.

ADDITIONAL INFORMATION: Please contact DI Properties for additional information and access to the data room.

VIEWINGS: Viewings can be arranged strictly by appointment via DI Properties.



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