



Christ Church, Albany Street **NW1**

Freehold Land Sale

Hyde Park

Mayfair

Marylebone

BT Tower

Fitzrovia

City of London

Regents Park

Christ Church,
Albany Street

Red line for indicative purpose only



Executive Summary.

Christ Church, Albany Street NW1 4BG

Freehold Land Sale

- The property comprises one building - a prominent former church building occupying a landmark position within a prime Central London location
- The building is a Grade II* listed heritage asset and was most recently occupied as St George's Cathedral, serving the Antiochian Orthodox community until its closure in 2023
- The property extends to approximately 10,802 sq ft (1,004 sq m) GIA and 9,350 sq ft (869 sq m) NIA
- The current planning use is understood to fall within Use Class F1 (Learning and Non-Residential Institutions). Interested parties should satisfy themselves as to the current permitted use and any planning restrictions associated to the building
- The building may be suitable for a range of educational, cultural, community, institutional and religious uses within Use Class F1, subject to the necessary consents
- The building is included on Historic England's Heritage at Risk Register, reflecting the requirement for refurbishment and investment to secure its long-term future
- Available with vacant possession
- There are existing occupiers under the periodic tenancy

*** Mission and Pastoral Measure 2011** The property is marketed on behalf of the Diocese of London and the Church Commissioners for England (charity registration number 1140097). The Diocese will review and present offers, accompanied by a recommendation, to the Church Commissioners who will act as vendor. It should be noted that a sale will be subject to and in accordance with the provisions of The Church of England's Mission and Pastoral Measure 2011.

*** Method of Sale and Sale Process** The property is being offered for sale by private treaty. Interested parties are invited to submit offers together with details of their proposed use or uses for the property. Following consideration of the offers received, the vendor will decide which proposals are appropriate to take forward. At that stage, prospective purchasers will normally be asked to provide evidence of funding and information regarding the likely planning acceptability of their proposals to the London Borough of Camden Council as local planning authority. Consideration will also be given to the suitability of proposed uses, having regard to the building's former religious use.

Any agreed sale would be subject to a number of conditions, including the publication of a draft legal Scheme under the Mission and Pastoral Measure 2011 and completion of the associated statutory consultation process, agreement of the applicable Church Commissioners' Standard Covenants and, where required, the purchaser obtaining any necessary planning permission and listed building consent for their proposals. The Agents and the London Diocesan Fund will work with the parties' advisers to clarify any queries arising throughout the process.

Location Images

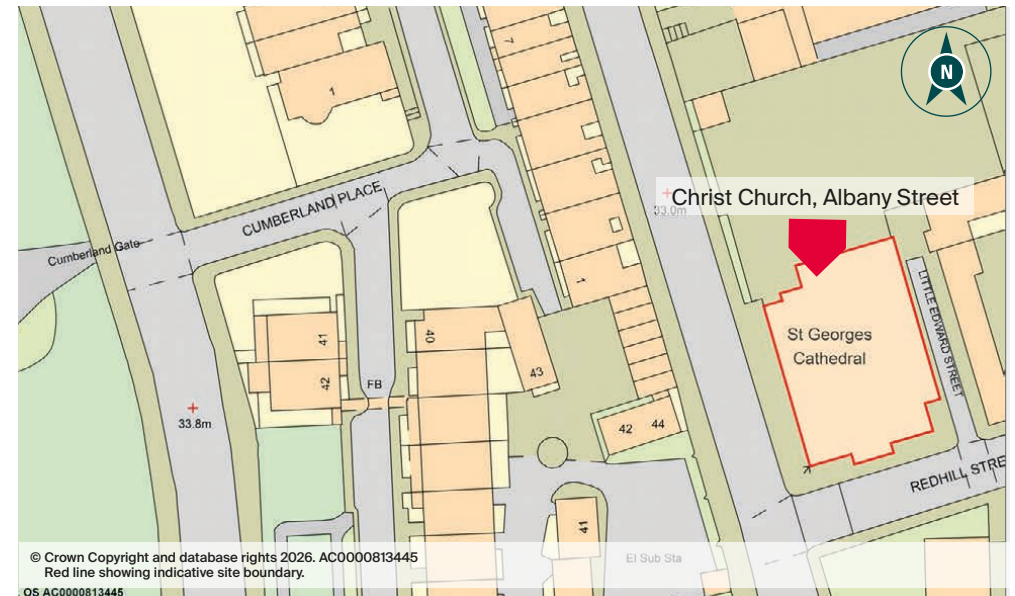


Location

Christ Church occupies a prominent position on Albany Street within a prime Central London location in the Borough of Camden. Situated between Regent's Park, Fitzrovia and Camden Town, the property benefits from an exceptional setting at the heart of one of London's most vibrant and established districts.

The surrounding area is characterised by a diverse mix of residential, educational, cultural and commercial uses, creating a lively and dynamic environment with a strong sense of place. A wide range of cafés, restaurants, public houses, hotels and retail amenities are available nearby, whilst the internationally recognised destinations of Marylebone, Fitzrovia and the West End are all within easy reach.

Regent's Park lies immediately to the south of the property and provides one of London's most significant areas of open green space, offering an attractive backdrop to this historic part of the capital. The area is further distinguished by its impressive architecture, notable institutions and rich heritage, contributing to its enduring appeal and established reputation as a sought-after Central London destination.



Transport

The property benefits from excellent transport connectivity, reflected by its PTAL rating of 5, providing convenient access across London and to the national rail network and major airports.



London Underground

A number of London Underground stations are located within walking distance, including:

Great Portland Street Station

0.4 miles (10-minute walk)

Regent's Park Station

0.5 miles (12-minute walk)

Warren Street Station

0.6 miles (14-minute walk)

Camden Town Station

0.8 miles (18-minute walk)



Rail

London Euston Station is approximately 0.6 miles from the property (14-minute walk), whilst **King's Cross St Pancras** is approximately 1.1 miles away (25-minute walk), providing extensive national and international rail services.



Drive

The property also benefits from excellent road communications, with the A41 providing direct access to the M1 motorway, connecting Central London with the wider motorway network.



Bus

Numerous bus routes operate along Albany Street and the surrounding streets, providing frequent services to the West End, King's Cross, Euston, Victoria and wider London destinations.



Air

International travel is readily accessible. Heathrow Airport can be reached in approximately 50 minutes by public transport or around one hour by road via the M4. London City Airport and Gatwick Airport are also easily accessible via Central London's rail and Underground network.



Red line for indicative purpose only



The Site

The site comprises Christ Church, a Grade II* listed former church building. Constructed in 1837 to the designs of renowned architect James Pennethorne, the building occupies a prominent position within a prime Central London location and represents an important heritage asset.

The subject site, outlined in red below, is situated on the corner of Albany Street and Redhill Street, between Regent's Park and Camden Town. The property is a substantial church building of traditional construction, designed in a broadly classical style with notable architectural features including round-headed windows, decorative stucco detailing and an entrance tower topped by an octagonal spire. The building has a strong presence within the local townscape and occupies a highly visible corner position.

Historically constructed as an Anglican church, the property later served as St George's Cathedral, the seat of the Antiochian Orthodox Church in the United Kingdom, until its closure in 2023. The building is designated as a Grade II* listed building and is currently included on Historic England's Heritage at Risk Register, reflecting both its architectural significance and the need for investment to secure its long-term future.



The property falls within Use Class F1 (Learning and Non-Residential Institutions) and may be suitable for a range of community, educational, cultural and institutional uses, subject to the necessary planning, listed building and other statutory consents.

Potential uses may include, but are not limited to:

- Educational facilities and training centres
- Schools and specialist educational establishments
- Museums
- Art galleries and exhibition spaces
- Public libraries and reading rooms
- Community centres, public halls
- Exhibition and event space
- Places of worship and religious instruction
- Charitable and voluntary sector premises
- Cultural and heritage uses
- Community outreach and support facilities
- Law courts and civic uses

Given the property's prominent position, substantial accommodation and significant heritage value, the building may also present opportunities for alternative uses, subject to obtaining the requisite planning and listed building consents. Interested parties should satisfy themselves through their own investigations regarding the suitability of any proposed use.

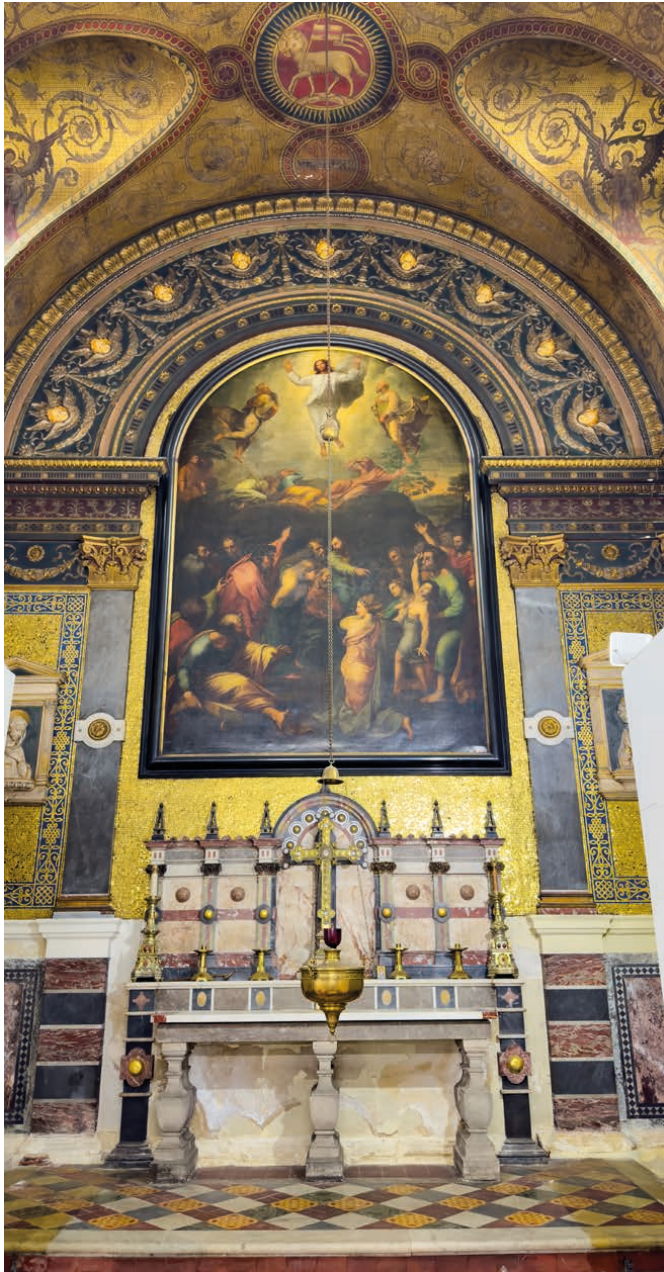
Floor Areas - Existing

Whole building	GIA (sq ft)	GIA (sq m)	NIA (sq ft)	NIA (sq m)
Ground floor	7,569	703.16	6,449	599.13
First floor	3,122	290.02	2,900	269.44
Second floor	111	10.33	-	-
Total	10,802	1,003.51	9,350	868.57

Site Images



Internal Images

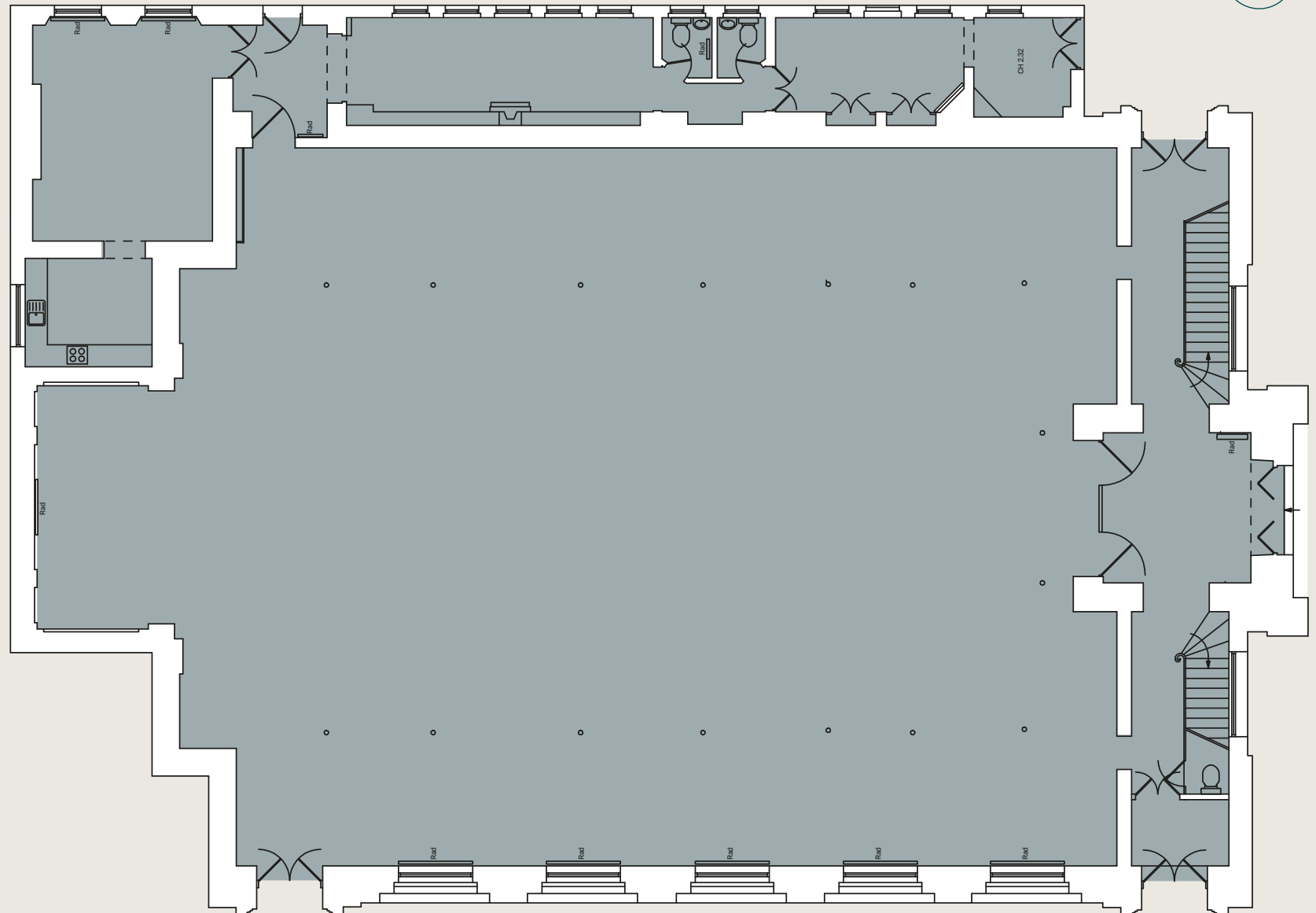


Floor Plans - Existing

Christ Church Ground Floor

Approx. Gross internal area 7,569 sq ft

Approx. Net internal area 6,449 sq ft

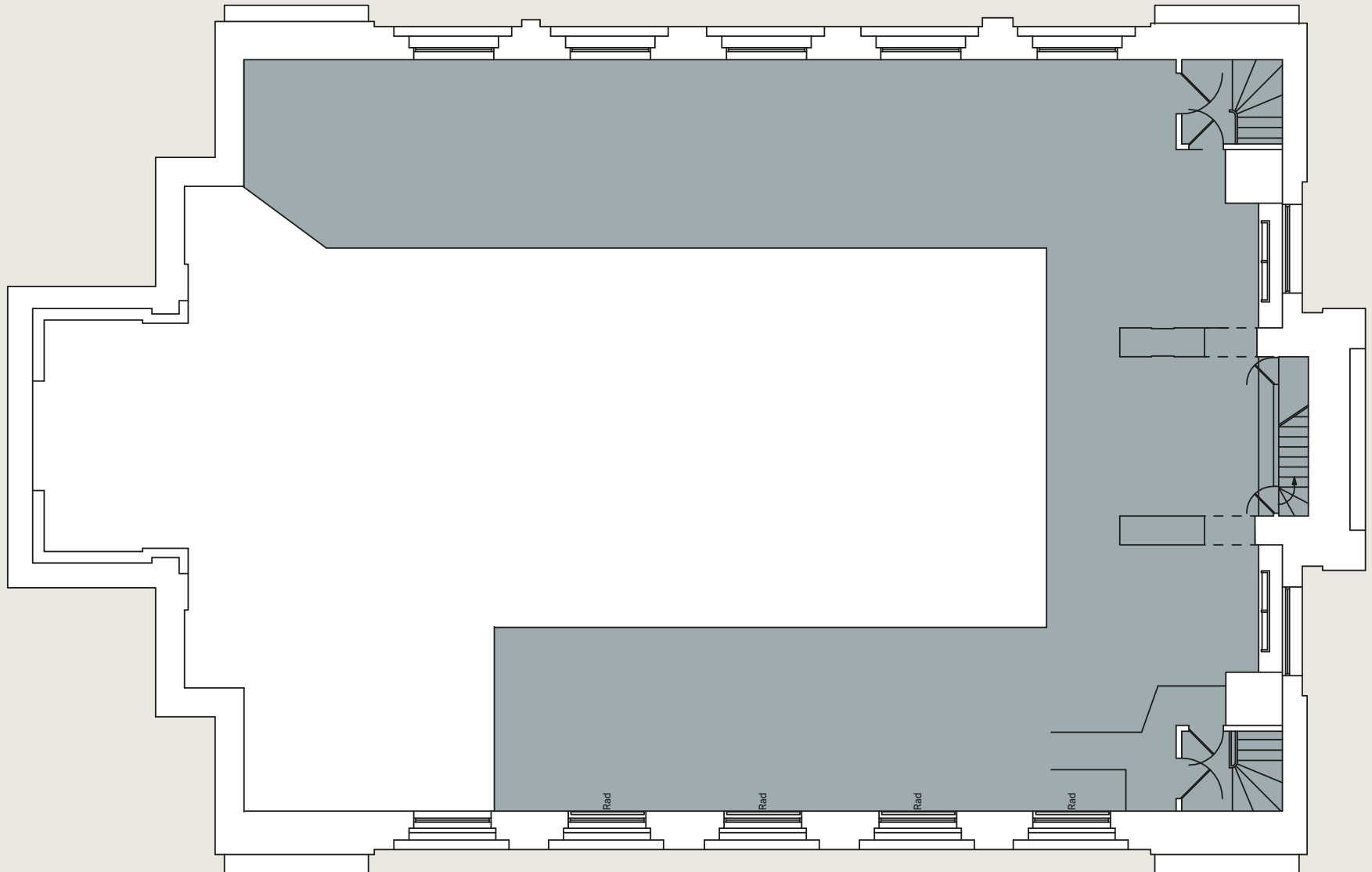


Floor Plans - Existing

Christ Church First Floor

Approx. Gross internal area 3,122 sq ft

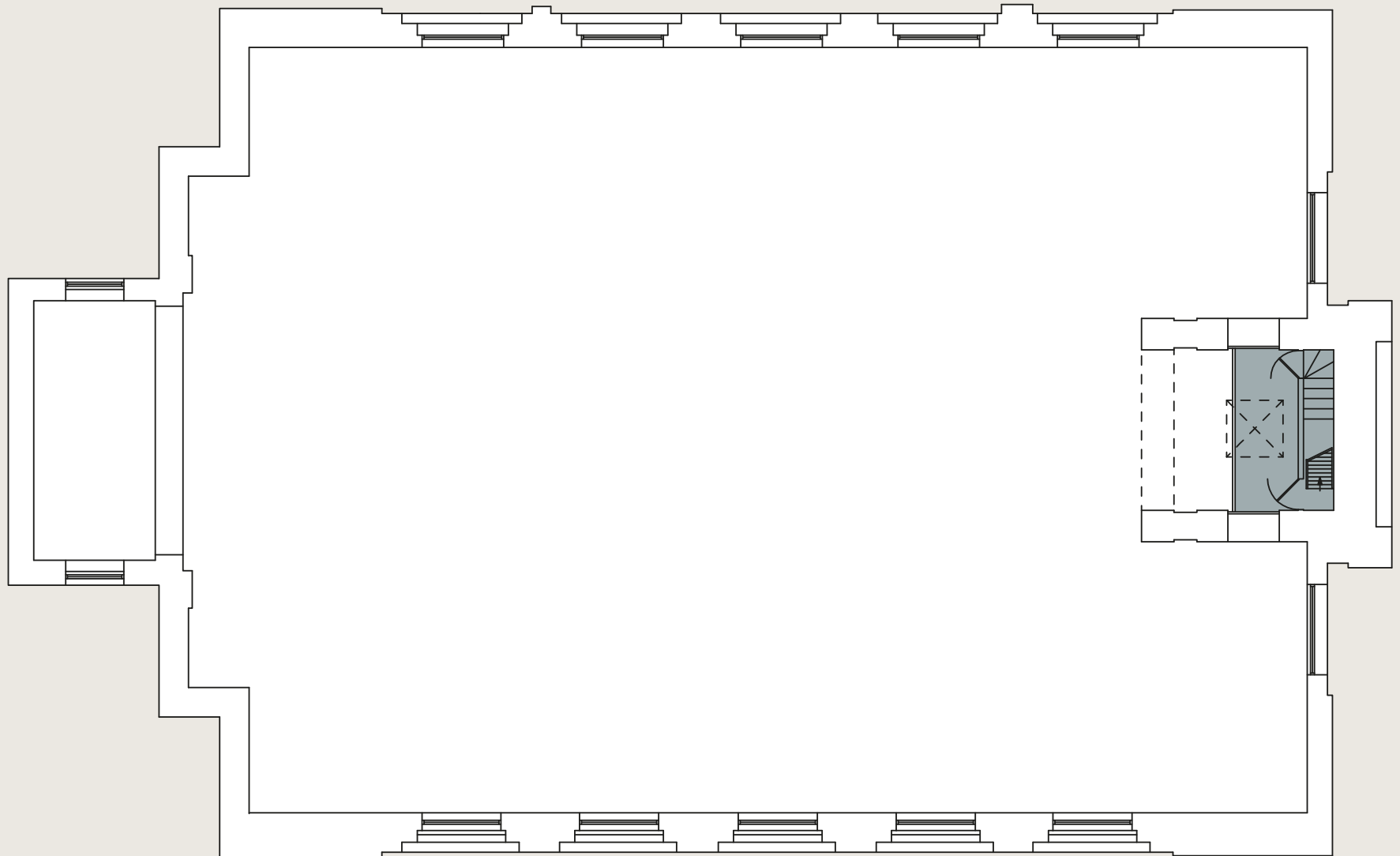
Approx. Net internal area 2,900 sq ft



Floor Plans - Existing

Christ Church Loft/Roof

Approx. Gross internal area 111 sq ft



Legal Title /Tenure

The property is held Freehold. All pertinent information is available on the dedicated website. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Viewings

The site can be externally inspected from the public highway. The property may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Services

It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the proposed development.

VAT

We understand that the property is not elected for VAT.

EPC

This is available to view on the dedicated website.

Method of Sale

The site is for sale by private treaty.

Further information

Further information is available on our dedicated website.

Dataroom link

Click **here** to view the online dataroom.

AML

A successful bidder will be required to provide the necessary information to satisfy AML requirements.

Debt Advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients through the financing process to make it simpler and faster to secure optimal lending terms.

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Particulars dated September 2026. Photographs dated September 2026.

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