PRIME CENTRAL LONDON | RESIDENTIAL INVESTMENT OPPORTUNITY

195 ALBANY STREET

REGENTS PARK | LONDON | NW1 4AR

A rare opportunity to acquire an unbroken residential building situated adjacent to Regents Park

allsop



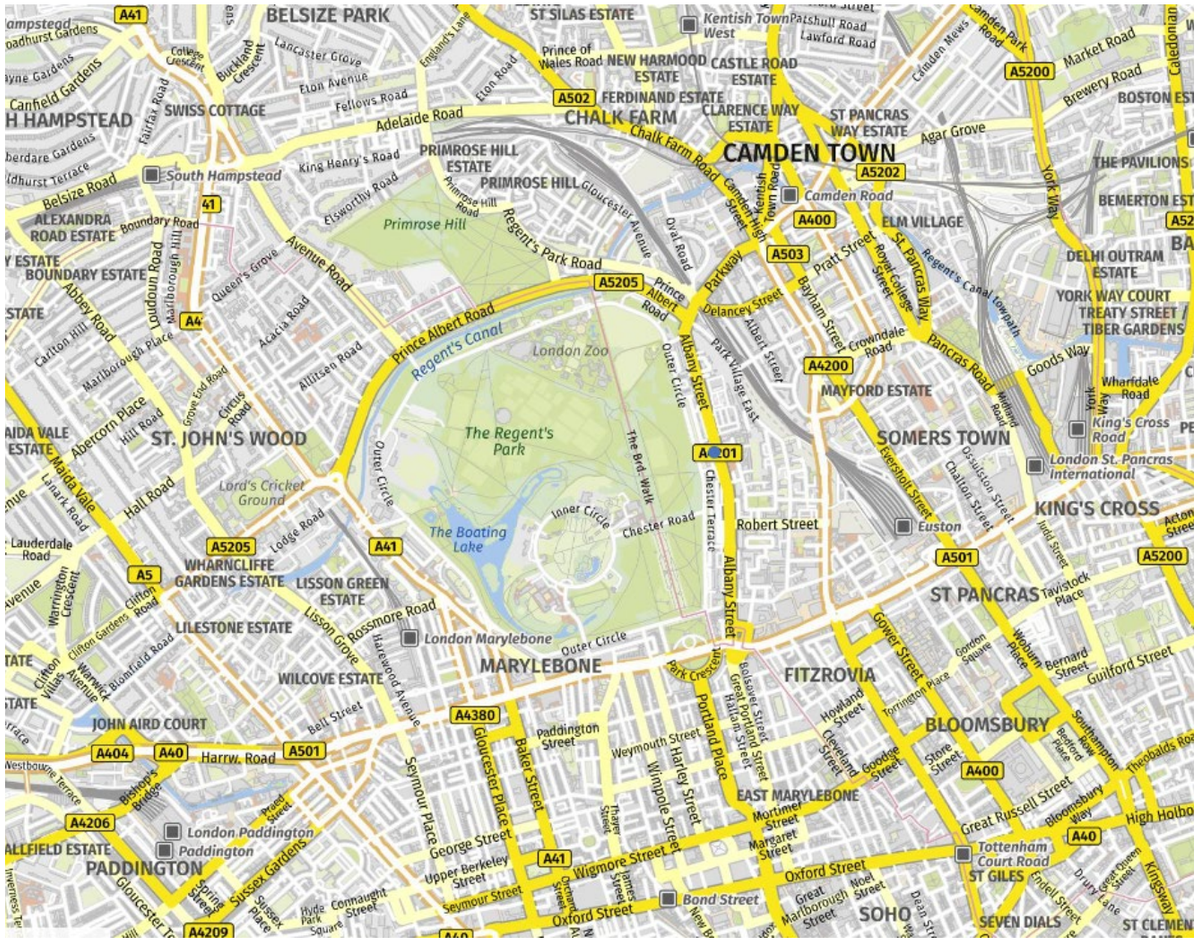
INVESTMENT CONSIDERATIONS

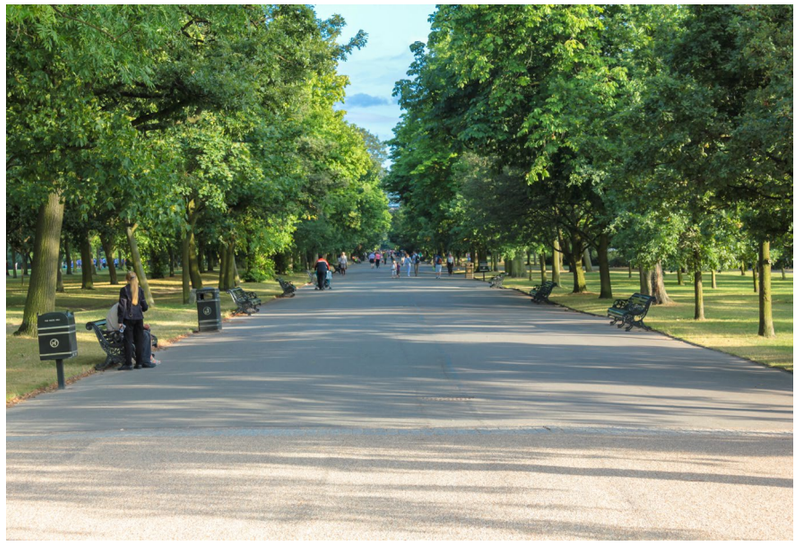
- Opportunity to own a substantial Grade II Listed building in central London
- Currently configured to provide four flats
- Total Gross Internal Area: **5,259 sq ft** (inclusive of common parts)
- To be sold with vacant possession
- Potential to add value through a number of asset management initiatives, including refurbishment and reconfiguration
- Prime location adjacent to Regents Park
- Lease term of approximately 107 years

PROPOSAL

Offers are invited in excess of **£5,000,000 (Five Million Pounds)** for the Long Leasehold interest, subject to vacant possession showing an attractive **capital value of £950 per sq ft**.


Great Portland Street Station
The West End
Marylebone
Regents Park
195 ALBANY STREET

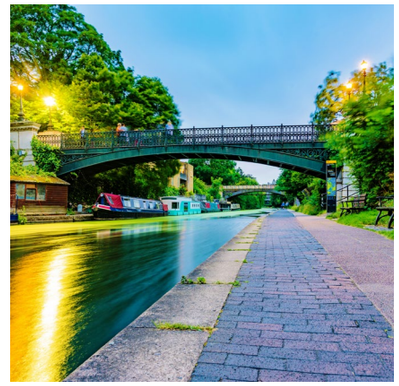












Location

The subject property is located within the borough of Camden. The area is neighboured by Camden Town to the north, Kings Cross St Pancras to the east, Fitzrovia to the south and Regents Park, one of London's eight Royal Parks, to the west.

The property is prominently located on Albany Street, approximately 0.6 miles north of Euston Road (A501). The building is within a predominantly residential neighbourhood, and benefits from close proximity to a number of prestigious universities, including University College London (UCL), London Business School, the Royal Academy of Music, and Regent's University London.

The property is within walking distance of Oxford Street, London's most popular shopping destination, and to the west is the fashionable 'Marylebone Village', home to many destination restaurants and luxury boutique shops.

Local amenities include Regents Park, London Zoo, Primrose Hill and plethora of further amenities located on Euston Road and within Camden.

Connectivity

The property benefits from great transport links being within walking distance of Great Portland Street (Circle, Hammersmith and City and Metropolitan line), Euston (Victoria & Northern line) and Mornington Crescent (Northern line) tube stations. The property also benefits from being in close proximity to London Euston Station and Kings Cross St Pancras, both major railway stations that serve transport links across the UK and Internationally.

Albany Street connects to Euston Road (A501) which links to the A40 and the main motorway networks in the UK. Finchley Road is to the north which provides access to the M1.

Numerous bus routes operate serving the immediate and surrounding locality with the 88 bus running outside the property. This provides access to the centre of the west end through to Vauxhall and Clapham Common. It also provides a route to Dartmouth Park via Camden and Kentish town.



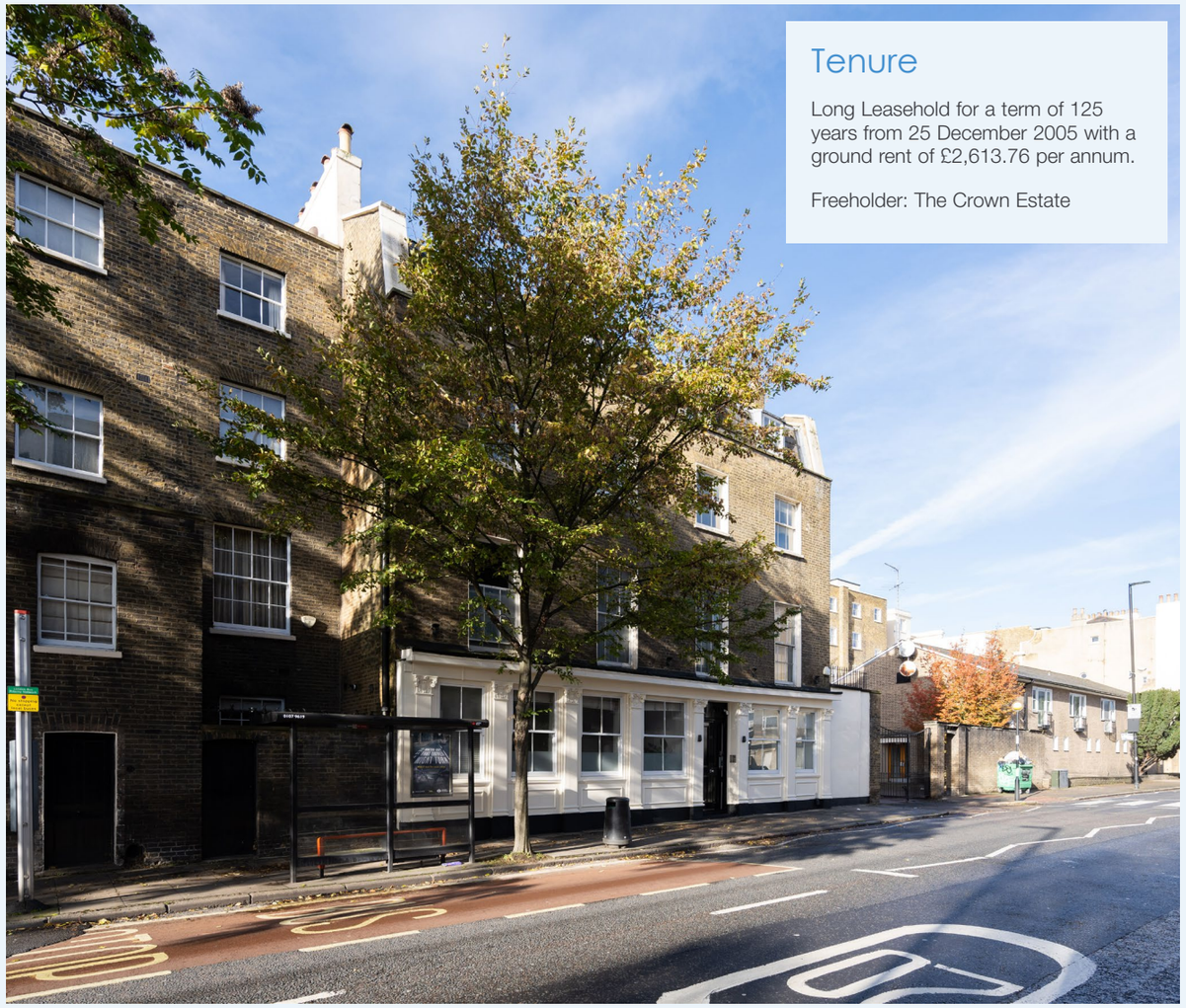
Description

The property comprises a substantial end of terrace Grade II Listed building which was originally used as a public house. It was reconfigured to provide 4 x two bed flats.

There is potential to reconfigure the property into smaller flats or a single dwelling, subject to planning.

The property still benefits from many of its original period features whilst each flat also benefits from contemporary design.

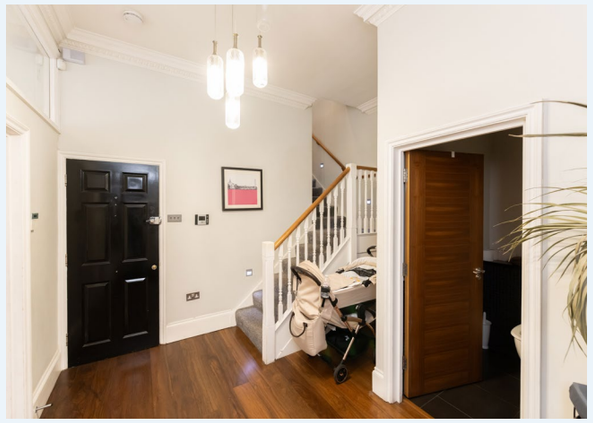




Tenure

Long Leasehold for a term of 125 years from 25 December 2005 with a ground rent of £2,613.76 per annum.

Freeholder: The Crown Estate





Accommodation Schedule

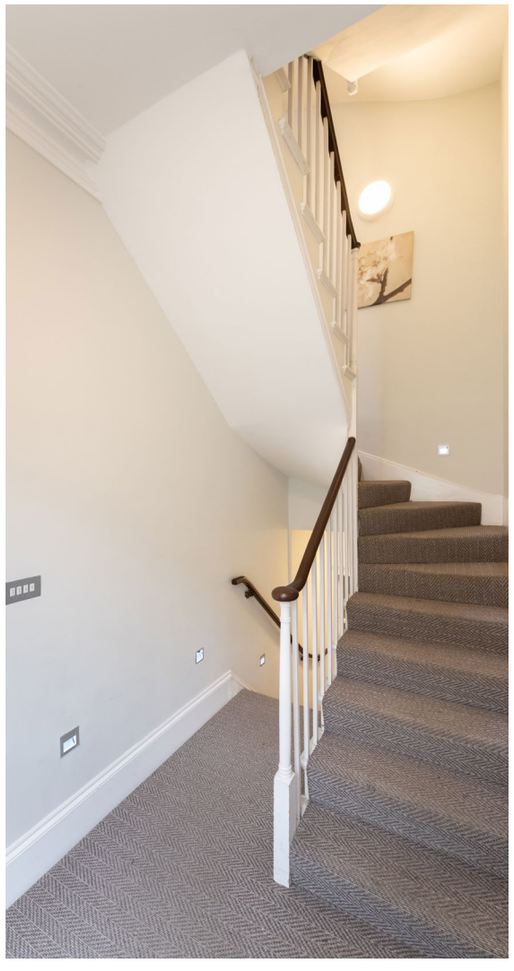
Total GIA of the property including communal areas is **5,259 sq ft**.

Unit	Floor	Accommodation	Area Sq M	Area Sq Ft
Flat 1	LG, G & 1st	2 Bedroom, 2 Bathroom Reception/ Kitchen & Terrace	189.33	2,038
Flat 2	LG, G & 1st	2 Bedroom, 2 Bathroom Reception/ Kitchen	80.92	871
Flat 3	2nd	2 Bedroom, 2 Bathroom Reception/ Kitchen	69.86	752
Flat 4	3rd	2 Bedroom, 2 Bathroom Reception/ Kitchen	73.11	787
			413.22	**4,448**



















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ENERGY PERFORMANCE CERTIFICATES

Copies of the EPC certificates will be available to view and download from the data room.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

FURTHER INFORMATION

For access to the Allsop data room please use the following link:
Albany Street - Data Room

PROPOSAL

Offers invited in excess of **£5,000,000 (Five Million Pounds)** for the Long Leasehold interest, subject to vacant possession.

CONTACTS

For further information or to make arrangements for viewing please contact:

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