

BY ORDER OF FIXED CHARGE RECEIVERS

# 10A, 11A, 12A Warren Street

LONDON W1T 5LF



**PRIME ZONE 1 PORTFOLIO OF 3 ADJOINING MAISONETTES  
OPPOSITE WARREN STREET STATION**



**STRETTONS**  
RECEIVERS

CHARLES KORNBULTH & MARYAM KHALIQ

\*Image for illustrative purposes only

## EXECUTIVE SUMMARY

# An opportunity to acquire a portfolio of three adjoining maisonettes directly opposite Warren Street Station.

- Benefitting from a prime Zone 1 location, ideal for residential investors.
- Arranged as 15 rooms across three apartments over *first, second and third floors* (comprising 1 x three bedroom maisonette and 2 x six-room HMOs).
- 10A Warren Street falls within *C3 use class*, with an estimated *break-up value of £1,000,000*, whilst 11A and 12A Warren Street are classified as *HMOs*.
- Total NIA of *3,895 sq.ft.*
- Estimated Rental Value (ERV): *£264,000 per annum.*
- Being sold with *Vacant Possession.*
- The property is held on a *long leasehold interest expiring 20 June 2086* (approximately 60 years unexpired). This sits beneath a superior headlease, which also expires in 2086, with the freehold owned separately by a third party.

## PROPOSAL

*Guide Price of £2,400,000 (Two Million Four Hundred Thousand Pounds) subject to contract which reflects a low Capital Value of £616 per sq ft against the NIA.*



## CONNECTIVITY

### 10A, 11A and 12A Warren Street benefits from a *prime Zone 1* location opposite Warren Street Station (Victoria & Northern Line).

Superbly positioned within walking distance of several Central London stations, this exceptional location offers immediate access to world-class amenities and *cultural landmarks*, including the luxury *shopping* of Oxford Street, the open green spaces of Regent's Park, the historic *British Museum*, *University of London* and some of London's best *restaurants* and *cafés*.

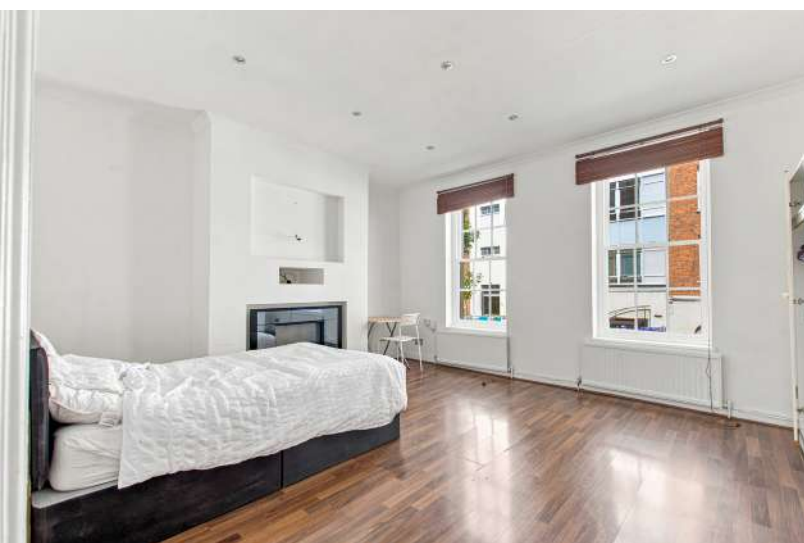
Combining *unrivalled connectivity* with a vibrant lifestyle offering, this highly sought-after neighbourhood presents a compelling opportunity for *strong rental demand* and *long-term investment growth*.



Walking distance from 10A Warren Street:

WARREN STREET STATION	197 FEET	1 MIN
EUSTON SQUARE STATION	0.2 MILES	5 MINS
GOODGE STREET STATION	0.3 MILES	6 MINS
GREAT PORTLAND STREET STATION	0.3 MILES	6 MINS
EUSTON STATION	0.4 MILES	9 MINS

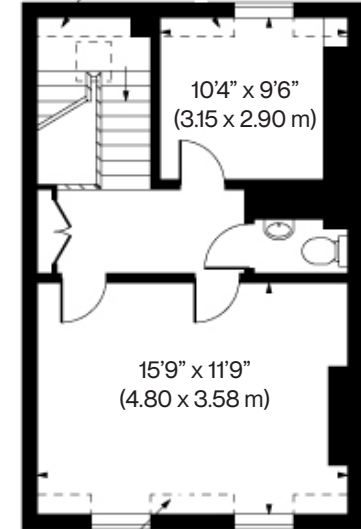




10A WARREN STREET LONDON W1T 5LF

*A vacant three-bedroom maisonette extends to approximately 1,290 sq ft and is arranged over three floors.*

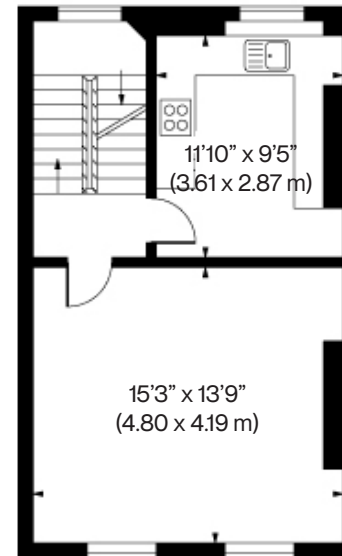
The property falls within the C3 use class and has an estimated rental value (ERV) of £45,600 per annum. Local agents have assessed the break-up value at £1,000,000. It is being sold with vacant possession.



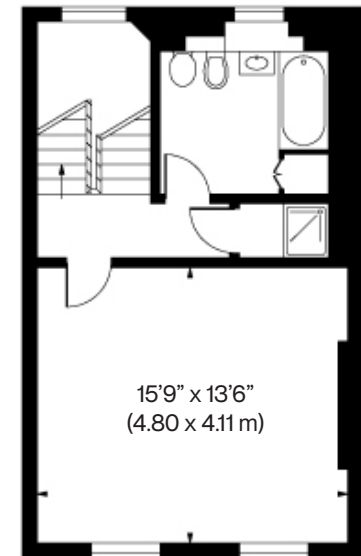
*Third Floor*



*Ground Floor Entrance*



*First Floor*

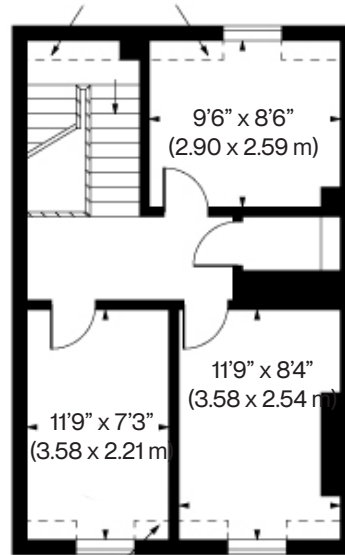


*Second Floor*

11A WARREN STREET LONDON W1T 5LF

This *vacant 6 room HMO maisonette* extends to approximately *1,300 sq ft* and is arranged over *three floors*.

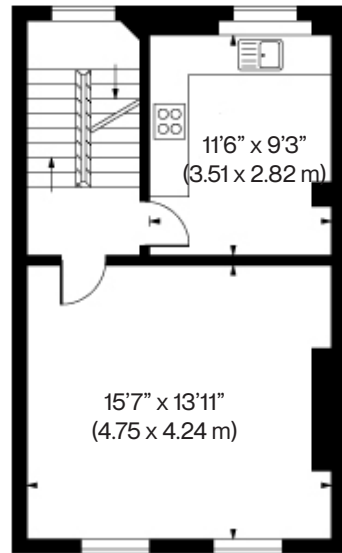
The property falls within the HMO use class and has an estimated rental value (ERV) of £109,200 per annum. It is being sold with vacant possession.



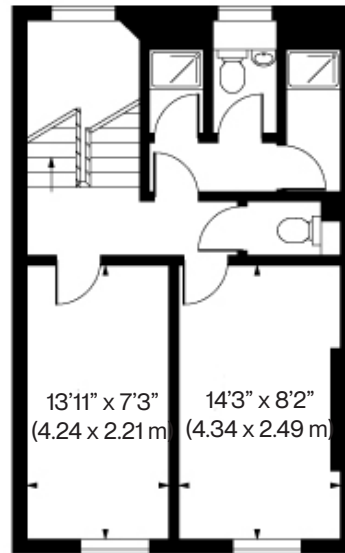
Third Floor



Ground Floor Entrance



First Floor



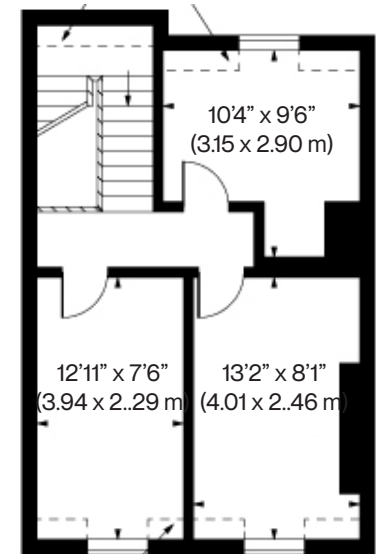
Second Floor



12A WARREN STREET LONDON W1T 5LF

*This vacant 6 room HMO maisonette extends to approximately 1,305 sq ft and is arranged over three floors.*

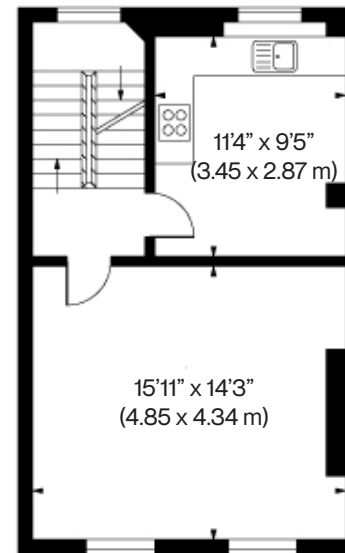
The property falls within the HMO use class and has an estimated rental value (ERV) of £109,200 per annum. It is being sold with vacant possession.



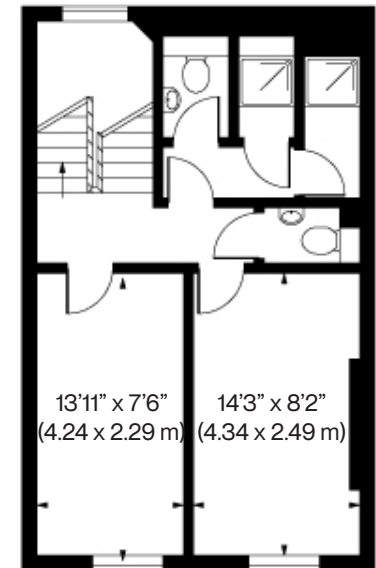
*Third Floor*



*Ground Floor Entrance*



*First Floor*



*Second Floor*

## COMPARABLE SALES

Similar flats sold in W1 for an average price of *£1,335 - £1,463 / sq ft.*

Address	Type	Beds	Tenure	G.R.	Date of Sales	Asking Price	Selling Price	G.F.A.
12 York House (3rd Floor), 12 Berners Street, London W1T 3LG	Flat	2	Leasehold; Expiring 24/06/2995, plus share of F/H	NKN	28/05/2026	£1,400,000 (£1,454 / sq ft)	£1,290,000 (£1,340 / sq ft)	963 sq ft 89 sq m
1st Floor Flat, 15 Riding House Street, London W1W 7DT	Flat	1	Leasehold; Expiring 16/12/3016	£400 per annum	27/11/2025	£999,000 (£1,507 / sq ft)	£970,000 (£1,463 / sq ft)	663 sq ft 62 sq m
Flat 25 (2nd Floor), 49 Hallam Street, London W1W 6JW	Flat	1	Leasehold; Expiring 25/03/2918	TBA	12/03/2026	£675,000 (£1,345 / sq ft)	£670,000 (£1,335 / sq ft)	502 sq ft 47 sq m

## COMPARABLE LETTINGS

Similar studio and 1 bedroom properties let in W1 for an average of rent *£346 - £555 per week.*

Address	Type	Beds	Tenure	G.R.	Date of Sales	Asking Price	Selling Price	G.F.A.
Flat 21 (1st Floor), 49 Hallam Street, London W1W 6JN	Flat	1	Long Let	Unfurnished	05/05/2026	£600 pw / £2,600 pm (£65 / sq ft)	£555 pw / £2,405 pm (£60 / sq ft)	479 sq ft 44 sq m
9 King Regents Place (2nd Floor), 12-16 Fitzroy Street, London W1T 4BL	Flat	1	Long Let	Furnished	08/05/2026	£535 pw / £2,318 pm (£71 / sq ft)	£525 pw / £2,275 pm (£70 / sq ft)	390 sq ft 36 sq m
Second Floor Flat (2nd Floor), 27 Conway Street, London W1T 6BW	Flat	studio	Long Let	Unfurnished	15/06/2026	£346 pw / £1,499 pm (£105 / sq ft)	£346 pw / £1,499 pm (£105 / sq ft)	172 sq ft 16 sq m

#### TENURE

Long leasehold interest *expiring 20 June 2086.*

#### EPC

*Energy Performance Certificates* are available on request.

#### VAT

The property is *not elected for VAT.*

#### PROPOSAL

*Guide Price of £2,400,000* (Two Million Four Hundred Thousand Pounds) subject to contract which reflects a *low Capital Value of £616 per sq ft* against the NIA.

## Contact us

Further information including proposed floor plans are available in the [\*Dropbox Link by clicking here.\*](#)

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