

GUIDE PRICE £2,500,000 (TWO MILLION FIVE HUNDRED THOUSAND POUNDS), SUBJECT TO CONTRACT

LOCATION

The properties are centrally located in Camden, moments away from Camden Town Underground Station (Northern Line) and near the iconic Camden Market.

Situated in a vibrant mixed-use area, the location benefits from a blend of commercial and residential activity.

The properties form part of a block fronting Kentish Town Road, with Camden High Street just a short distance to the south.

04 MINS 

KENTISH
TOWN WEST



06 MINS 

KENTISH
TOWN ROAD



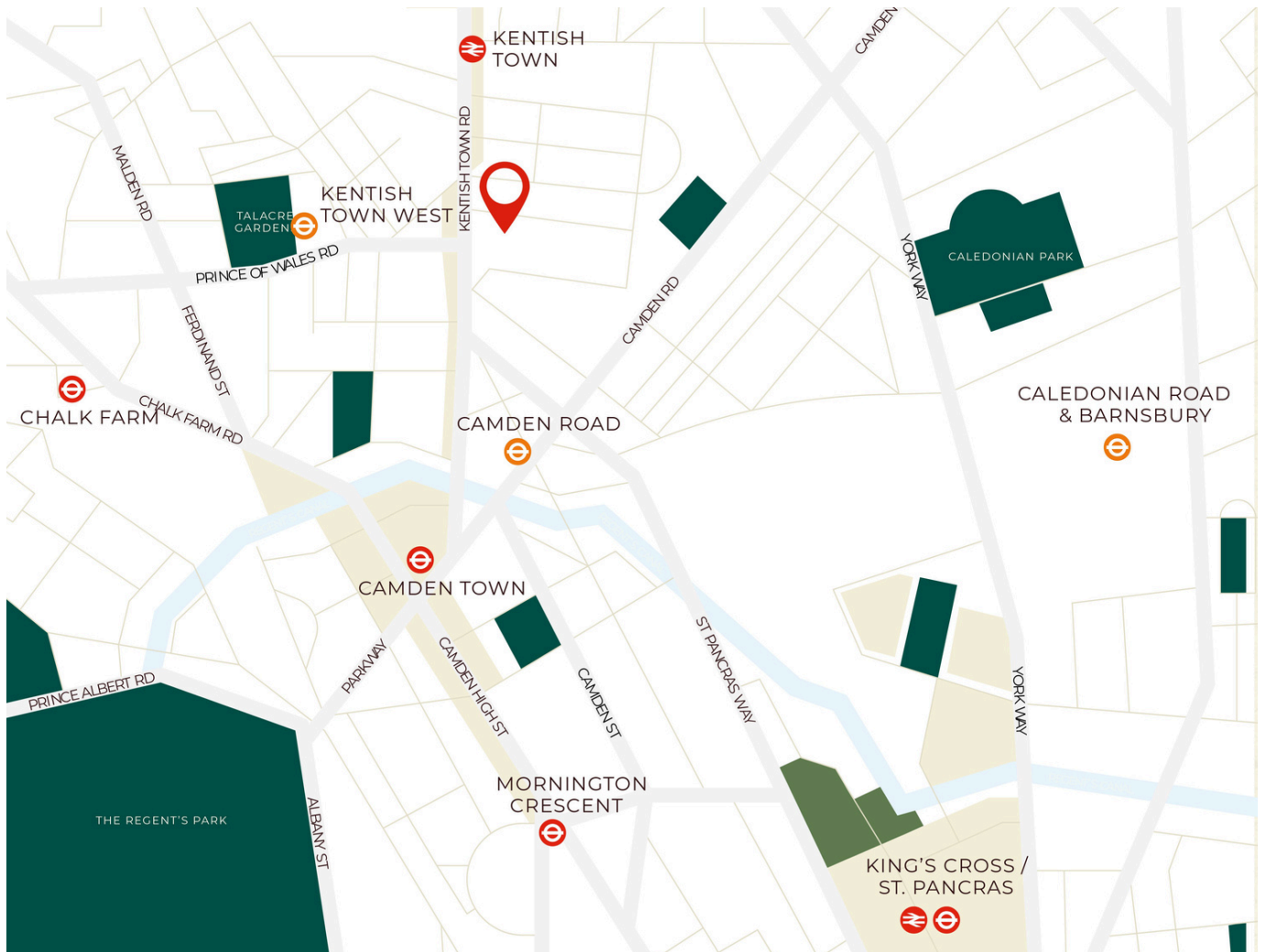
09 MINS 

CAMDEN
TOWN



12 MINS 

KING'S CROSS
ST. PANCRAS



PREVIOUS CONSENT - (2019/0474/P) – JUNE 2020:

The lapsed consent permitted the development of a 25-bedroom hotel at 10–12 Kentish Town Road, with 3 residential studios at No. 8 and Class-E space on the ground floor, which would be integrated into the hotel.

Basement: Back-of-house facilities, including hotel and restaurant storage, offices, staff changing rooms, and a plant room.

Ground Floor: Hotel reception and restaurant/bar, along with retail space and a dedicated entrance for the residential apartments.

Upper Floors: Guest rooms spread across four levels:

- 5 rooms on the mezzanine.
- 8 rooms on the first floor.
- 6 rooms on the second floor
- 6 rooms on the mansard floors

TENURE:

8 Kentish Town Road - NGL779936 (Freehold)

10 Kentish Town Road - 295257 (Freehold)

10a Kentish Town Road - 188458 (Freehold)

12 Kentish Town Road - 358577 (Freehold)



PROPOSED ACCOMMODATION AND AREA SCHEDULE

(2019/0474/P) Unit - June 2020:

Property	NSA (sqft)
8 Kentish Town Road	1,561

Ground Floor		Mezzanine		First		Second		Mansard		Total	
Room	Size (sqft)	Room	Size (sqft)	Room	Size (sqft)	Room	Size (sqft)	Room	Size (sqft)	Room	Size (sqft)
Amenity	947	1	129	6	161	14	237	20	183	25	7883
		2	172	7	226	15	205	21	183		
		3	205	8	205	16	226	22	183		
		4	215	9	215	17	205	23	183		
		5	226	10	226	18	269	24	215		
				11	258	19	258	25	237		
				12	205						
				13	269						

CONTACT US

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. October 2025