

**fisher  
german**

**22 Great James Street,  
London, WC1**



**Freehold Office Conversion to Single Dwelling**

# *The Opportunity*

---

## 22 Great James Street

London, WC1

- **Freehold**
- **Grade II listed Georgian townhouse in the centre of Bloomsbury**
- **Detailed planning consent for conversion from commercial to residential use as a single dwelling subject to agreeing S106 payments**
- **The property boasts excellent connectivity, being less than a 10-minute walk from both Chancery Lane and Holborn.**
- **2,101sq ft NIA of well-apportioned accommodation arranged over basement, ground and three upper floors.**
- **Offered with full vacant possession**
- **Potential for owner occupation as either office or following residential conversion.**



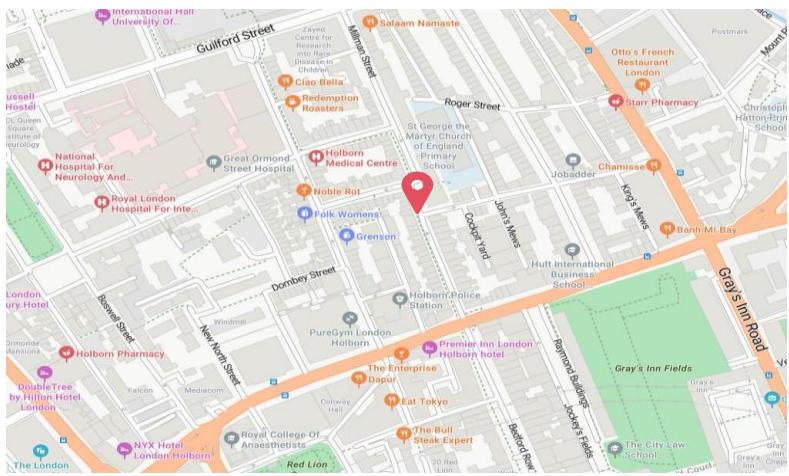


# Connectivity & Locality

Prime Bloomsbury location offering seamless access across London's key districts.

Bloomsbury, London, is a prestigious and historically rich district renowned for its intellectual and cultural heritage. Home to world-class institutions such as University College London (UCL), University of London, and the British Museum, it has long been a hub for scholars and academics. The area boasts elegant Georgian townhouses, garden squares, and period mansions, offering an exceptional standard of residential living. With its leafy streets, independent bookshops, and esteemed literary history, Bloomsbury seamlessly blends historic charm with modern sophistication. Its central location and refined atmosphere make it one of London's most desirable addresses for residential and commercial occupiers as well as investors.

The property is located at the northern end of Great James Street, where it meets Northington Street. Great James Street forms part of the Bloomsbury Conservation Area, and subsequently has been excellently preserved, with elegant Georgian townhouses lining the street. The property faces east onto a leafy pedestrianised cut-through, connecting Great James Street to Rugby Street, home to the popular Rugby Tavern. Neighbouring this is Lamb's Conduit, home to some of London's distinguished independent restaurants and boutiques, each with its own acclaimed reputation. Whilst being situated in a tranquil setting, the central location boasts strong transport links, with Russell Square, Holborn and Chancery Lane Underground stations all within approximately 10-minutes' walk.



© 2025 Microsoft, © 2025 TomTom, © 2025 OpenStreetMap

	Holborn	Chancery Lane	Farringdon Station	Bank	King's Cross St Pancras	Tottenham Court Road	London City Airport	Heathrow Airport
Journey Time	10-min	11-min	15-min	16-min	17-min	19-min	49-min	52-min
Method of Transport	Walk	Walk	Walk	Underground	Underground	Underground	Elizabeth Line	Elizabeth Line

# The Property

## Description

22 Great James Street, originally built in the early 1700s of traditional brick construction, comprises a total of 2,101 sq ft NIA arranged over basement, ground and three upper levels. The building has been excellently preserved and retains much of the original period features throughout. The front façade of the building presents excellently, with well-maintained brickwork and sash windows, and is set comfortably back from the road, creating a sense of privacy which is highly desirable for residential users.

The property has one key point of access from the front, facing out onto the corner of Great James and Northington Street, and is served by a single stair core running from the basement to the third floor.

## Accommodation

The total GIA for the property is 2,968 sq ft. Detailed below is the current breakdown on a NIA basis:

Floor	Sq ft (NIA)	Sq M (NIA)
Third	393	36.5
Second	297	27.6
First	505	46.9
Ground	452	42.0
Ground Stores	50	4.7
Basement	374	34.8
Basement Vaults	30	2.8
<b>Total</b>	<b>2,101</b>	<b>195.3</b>



# Planning Consent

Planning consent to change the use of the property from commercial (Class E) to a dwelling house (Class C3) granted subject to S106 payments. The planning permission also allows for the demolition and reconstruction of the rear extension of the ground and first floors and remains subject to the approval of Camden Council and satisfaction of any conditions imposed therein. Prospective purchasers are advised to make their own enquiries directly with the local planning authority.

Great James Street has a well-established precedent for the conversion of commercial office space into residential use, with numerous properties already successfully transformed. The peaceful character of the street makes for an excellent living environment, especially at the northern end of the street where no. 22 is located, away from the busier thoroughfare of Theobalds Road.

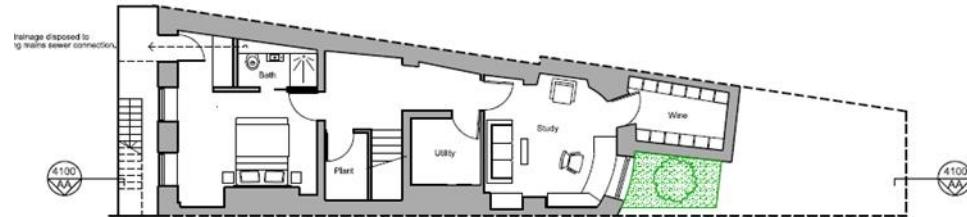
A scheme has been prepared to deliver a single dwelling. Floor plans are provided overleaf for reference.

Camden Borough Council Planning Reference: 2024/4688/P

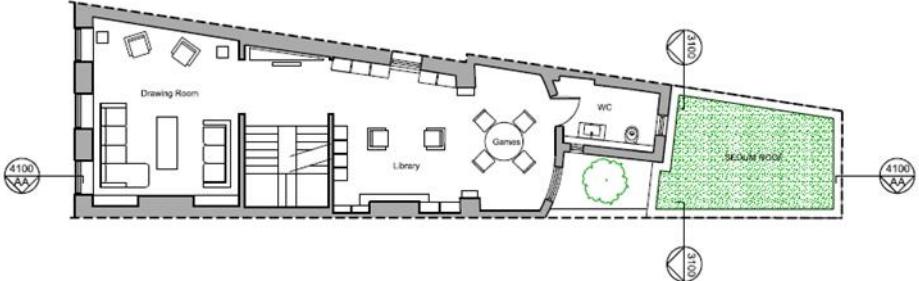
Proposed Floor Area	Sq ft (GIA)	Sq M (GIA)
Basement	624	58
Ground	775	72
First	678	63
Second	527	49
Third	527	49
<b>Total</b>	<b>3,132</b>	<b>291</b>



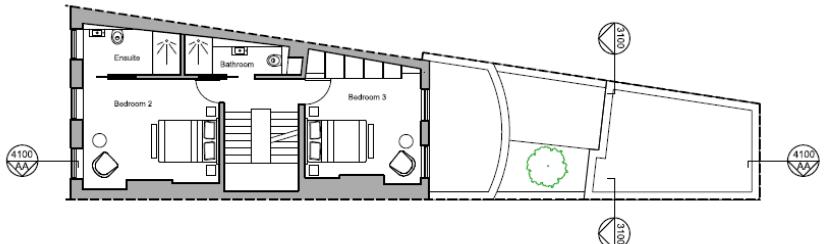
# The Scheme



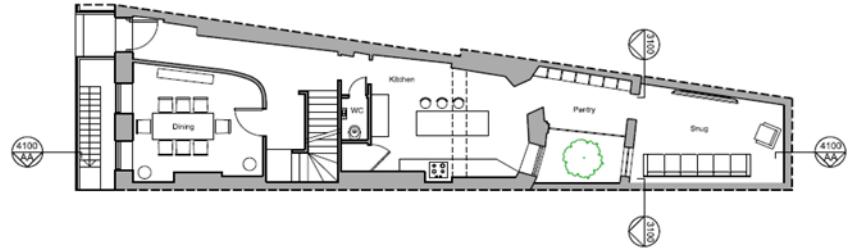
Basement



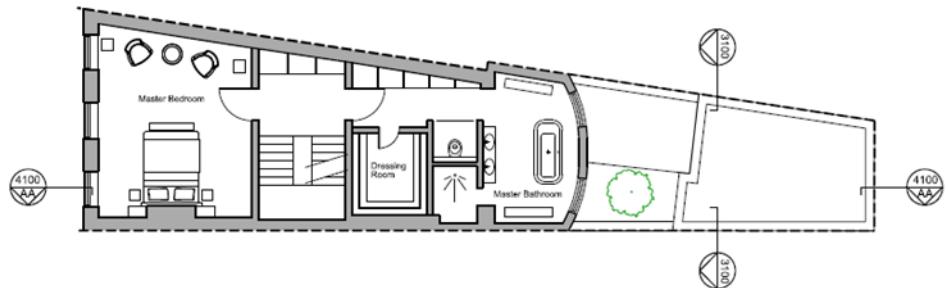
First Floor



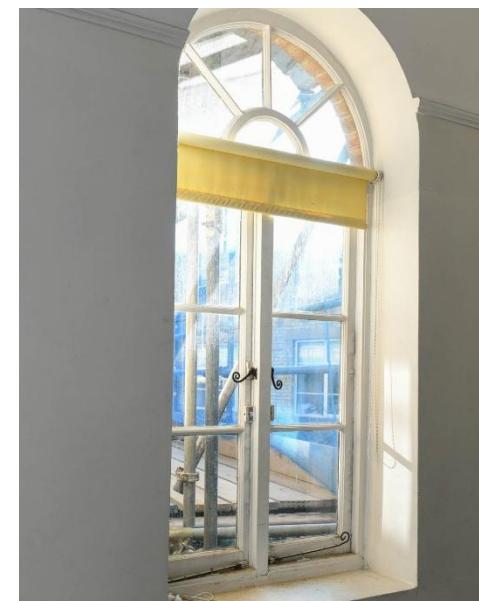
Third Floor



Ground Floor



Second Floor



## Further Information

### Proposal

Offers for the freehold interest are sought in excess of **£2,200,000 (Two Million Two Hundred Thousand Pounds)**, reflecting an attractive capital value of £741 psf on the current GIA area, and £702 psf on the GIA of the proposed scheme.

### EPC

The property is assessed as D-99.

### Tenure

Freehold

### Data Room

Data room access is available on request.

### AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended 2019), the Purchaser will be required to comply with Fisher Germans Anti-Money Laundering policy. Further details on request.

**Please Note:** Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct. Photographs dated October 2025

**Particulars dated** October 2025

## Contact us

Viewings by appointment only, to arrange a viewing, please contact:



### Jonny Hosein

07779 863691

[jonny.hosein@fishergerman.co.uk](mailto:jonny.hosein@fishergerman.co.uk)



### Sam Peters

07779 972408

[sam.peters@fishergerman.co.uk](mailto:sam.peters@fishergerman.co.uk)