

# MERIDIAN HOUSE

202-204 FINCHLEY ROAD  
LONDON, NW3 6BX

FREEHOLD & LONG LEASEHOLD  
MIXED USE INVESTMENT &  
REFURBISHMENT OPPORTUNITY



# EXECUTIVE SUMMARY

COMMERCIAL & RESIDENTIAL INVESTMENT, REFURBISHMENT & REDEVELOPMENT OPPORTUNITY IN PRIME, WELL CONNECTED, HAMPSTEAD.

Site of 0.86 Acres

Modern office accommodation totalling 14,104 sq ft (NIA)

8 residential units totalling 6,592 sq ft (Sales Area)

Offices majority vacant with full VP possible within 12 months

Range of asset management opportunities including refurbishment, occupation or full redevelopment STP

Gross Income £283,250 with ERV of £753,494

41 Car Parking spaces



# DESCRIPTION

The property represents an attractive mixed-use investment offering existing income, valuable parking provision and clear future upside, it is well suited to investors and owner-occupiers seeking a prime flexible asset with enduring fundamentals.



The commercial accommodation comprises 14,104 sq ft. Part of the ground floor extending to approximately 2,195 sq ft, is let on a full repairing and insuring lease expiring April 2027, producing a current income of £84,000 per annum. VP may be achievable early by separate negotiation.

The residential element comprises eight self-contained flats. Seven are let on Assured Shorthold Tenancies, producing a combined income of £196,100 per annum. One flat has been sold off on a long lease with approximately 36 years unexpired, offering a clear revisionary interest in due course, or the opportunity to buy back in.

There is a vacant single storey residential building benefiting from additional parking and a private garden, providing further flexibility for letting, owner-occupation, or alternative use subject to the usual consents.



# LOCATION

Prominently located on Finchley Road, the property benefits from excellent transport connections including Finchley Road Underground Station (Jubilee and Metropolitan lines) and Finchley Road and Frognal Overground station (Mildmay line), West Hampstead's Underground, Overground and Thameslink services, multiple bus routes and exceptional on-site parking.

## FOOD AND DRINK

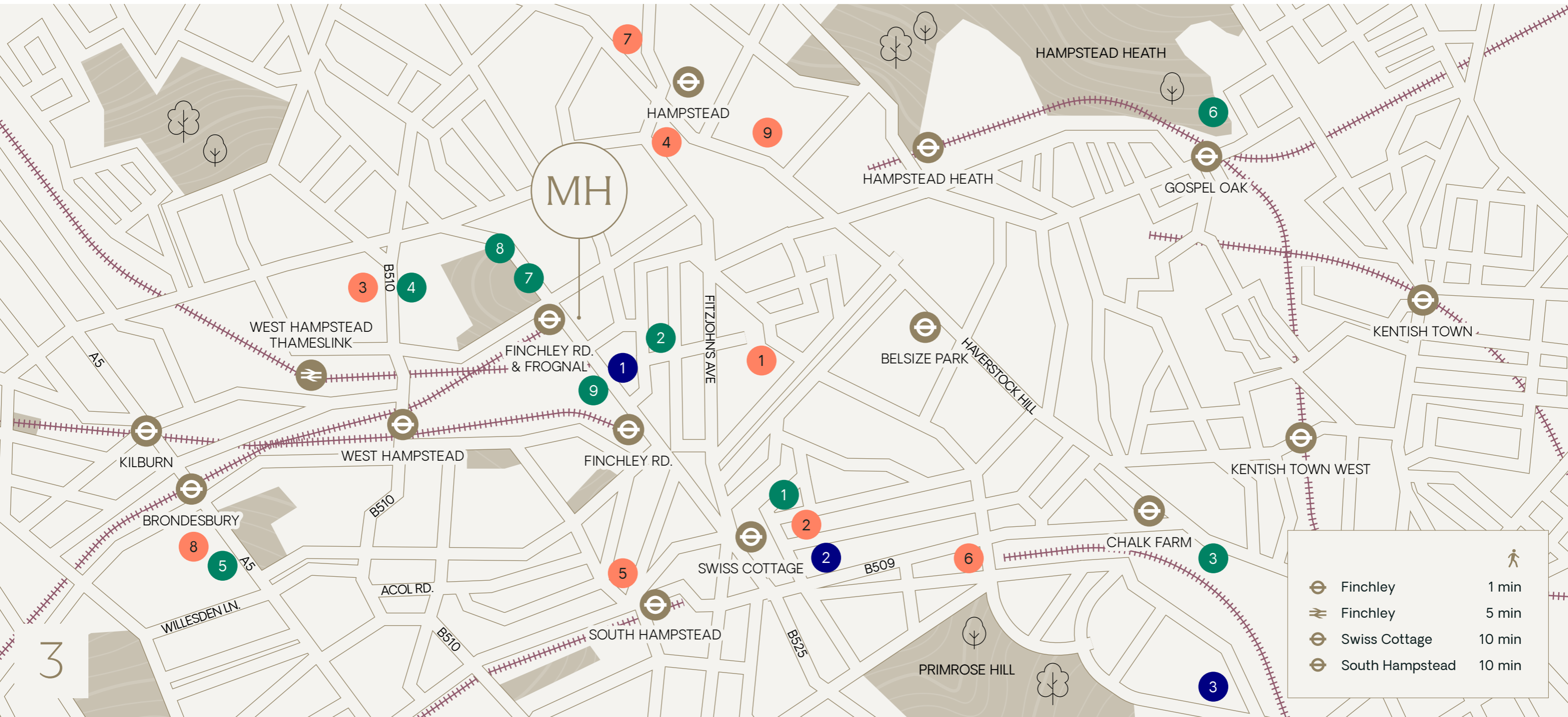
- 1. Oliver's Village Café
- 2. Bradleys
- 3. Colaba
- 4. 28 Church Row
- 5. Nona Italian
- 6. Lume
- 7. La Gaffe
- 8. The Black Lion
- 9. Oak&Poppy

## SOCIAL AND LEISURE

- 1. Hampstead Theatre
- 2. Freud Museum
- 3. Roundhouse
- 4. DropGym
- 5. Kiln Theatre
- 6. Parliament Hill Fields Lido
- 7. JW3
- 8. Cumberland Lawn Tennis Club
- 9. O2 Centre

## HOTELS AND STAYS

- 1. Holiday Inn
- 2. Marriott
- 3. Mason & Fifth





← Office Space



← Office Kitchen



→ Office Bathroom



→ Office Space

## TENANCY

The property has been measured by Lane & Frankham. The commercial areas are measured by Net Internal Areal (NIA) and residential measured by Gross Sale Area (GSA):

Office			NIA	Tenant	Parking	Expiry	Income	ERV (£psf)	ERV
<b>Ground</b>	Office / Retail	Modern office / retail unit	1,361	Vacant				£45	£61,245
<b>1st</b>	Office A	Modern office space	2,141	Vacant				£38	£81,358
	Office B	Modern office space	2,504	Vacant				£38	£95,152
	Office C	Modern office space	2,195	Crest Leather Ltd	10	09/04/2027	£84,000	£38	£84,000
<b>2nd</b>	Office	Modern office space	5,903	Vacant				£38	£224,314
<b>Office Total</b>			<b>14,104</b>				<b>£84,000</b>		<b>£546,069</b>

## Residential

			Sales Area						
<b>2nd</b>	Flat 1A	2 bed flat	982	AST	1	Periodic	£30,000		
	Flat 2A	3 bed flat	1,200	AST		12/11/2026	£36,000		
<b>3rd</b>	Flat B	Long Leasehold Sold	820	Long Lease	1	14/06/2062	£200		
	Flat C	2 bed flat	576	AST		05/05/2027	£18,600		
	Flat D	2 bed flat	820	AST		07/05/2027	£25,800		
<b>4th</b>	Flat E	3 bed flat	997	AST		09/08/2026	£37,200		
	Flat F	1 bed flat	377	AST		12/09/2026	£21,000		
	Flat G	2 bed flat	820	AST		30/09/2026	£27,300		
<b>Residential Total</b>			<b>6,592</b>				<b>£196,100</b>		

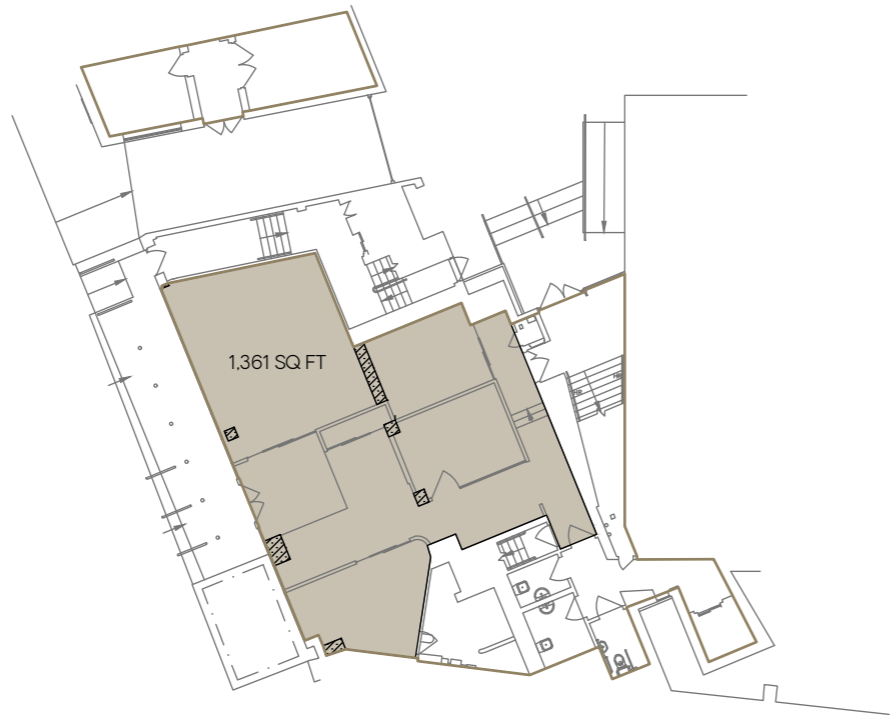
Storage Room in tunnel			280	Vacant				£15	£4,200
Storage Building in car park			265	Vacant				£15	£3,975
Residential Bungalow			850	Vacant					
Parking Space				Auction House London Ltd	1	Licence	£2,400.00		£2,400
Transformer Chamber		To be let to UKPN on a new lease		EDF			£750		£750
Vacant Parking Spaces					28				
<b>Total</b>			<b>22,091</b>				<b>£283,250</b>		<b>£753,494</b>

# FLOOR PLANS

^ North

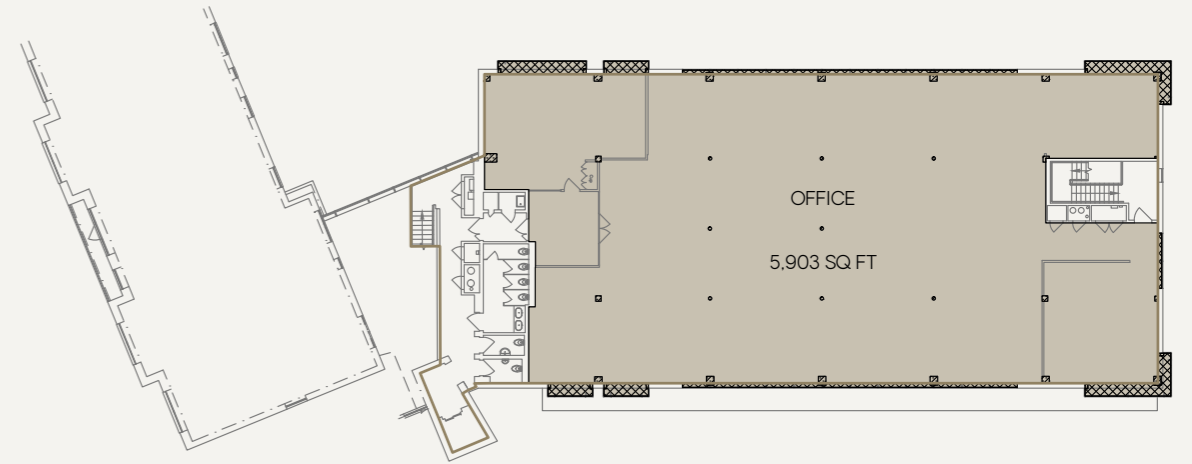
Ground

- 1st
- 2nd
- 3rd
- 4th



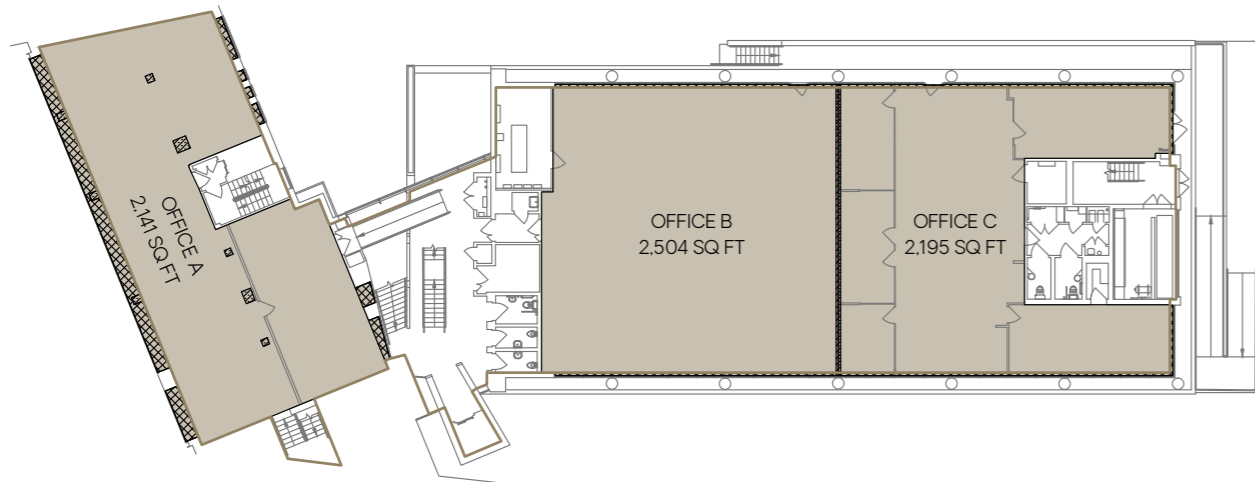
Ground

- 1st
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- 3rd
- 4th



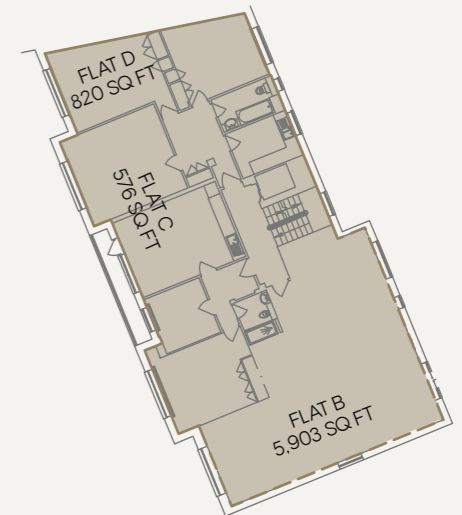
Ground

- 1st
- 2nd
- 3rd
- 4th



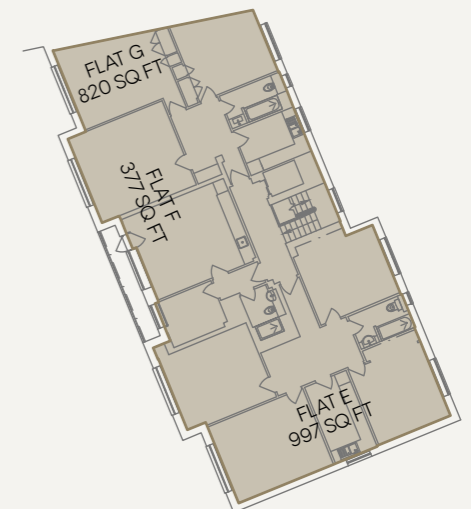
Ground

- 1st
- 2nd
- 3rd
- 4th



Ground

- 1st
- 2nd
- 3rd
- 4th



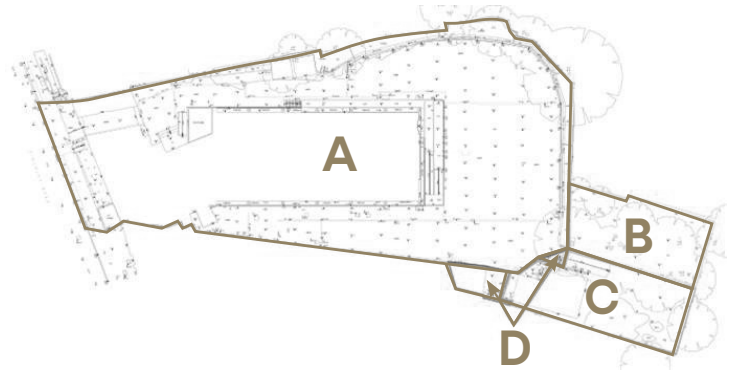
# MERIDIAN HOUSE

## TENURE

Key No.	Title Number	Tenure
A	NGL778211	Leasehold; 199 years from 15/9/1999; £76,000 ground rent
B	NGL853430	Freehold
C	NGL793605	Freehold
D	NGL62471	Freehold

## PROPOSAL

Offers are invited for the Freehold and Long Leasehold interests.



## AML REGULATION

In accordance with anti money laundering regulations 2017 Edward Charles & Partners LLP and Dutch and Dutch LTD will require certain information of the successful bidder. In submitting a bid you agree to provide such information.

## VAT

The property is elected for VAT. It is anticipated that the transaction will be treated as a Transfer of Going Concern (TOGC).

## DATA ROOM

Further information can be found on the online data room. Please contact the joint agents for access.



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