



132-136 Royal College Street

London, NW1 0TA

Residential/Investment/Development opportunity

Potential for reconfiguration and development

Freehold for Sale

6,754 sq ft
(627.47 sq m)

- Residential/Development opportunity
- Current rental income £187,612.00 pa
- Close to Kings Cross and Camden stations
- Flats are in excellent condition
- Ground and Basement vacant offices benefits from planning to convert into residential
- Potential to develop the rear building and add an additional floor.
- Within walking distance of Regents Park and Primrose Hill
- Proposed scheme to add an additional four flats

Summary

Available Size	6,754 sq ft
Price	Offers in excess of £4,350,000
EPC Rating	Upon enquiry

Location

Situated in Camden Town, this property is just a short walk from the ever-evolving Kings Cross, known for its mix of independent shops and eateries at Granary Square and Coal Drops Yard. The area beautifully blends historic architecture with modern amenities, offering a vibrant array of boutiques and dining options in a unique canal-side setting. It's also home to the headquarters of several major international companies, as well as the new Lightroom Gallery. Transport links are excellent with Camden Road (London Overground), Camden Town (Northern Line) Stations, both providing access to several Underground Lines and beyond. Regent's Park and Primrose Hill are also within easy walking distance, perfect for enjoying the outdoors and panoramic city views. Additionally, a nearby canal towpath offers a scenic cycle route.

Description

Comprises a terrace of three interconnecting buildings arranged on Ground, First and Second Floors, split up to provide six self-contained flats, which are 4x2 beds 1x2 bed maisonette and 1x3 bed maisonette and vacant offices arranged on the Ground and Basement of number 136. Four of the flats are let on assured periodic tenancies, with the three-bed maisonette let on an Airbnb basis. The building is ideally suitable for reconfiguration and development for the rear part of the building and to add an additional floor. Our clients carried out a study in 2023 to submit a planning application to develop the rear of the entire three buildings. Full plans are available upon request.

Accommodation

The accommodation comprises the following areas:

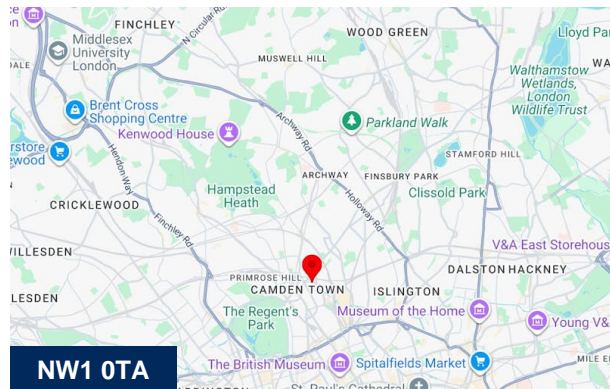
Name	Description	sq ft	sq m	Rent
Ground - 132 RCS - 3 Bed Flat	132 RCS - 3 Bed Flat	2,000	185.81	£65,000 /annum Airbnb
Ground - 134 RCS - 2 Bed Maisonette	134 RCS - 2 Bed Maisonette	970	90.12	£25,800 /annum
1st - Flat A 134 RCS - 2 Bed Flat	Flat A 134 RCS - 2 Bed Flat	582	54.07	£25,200 /annum
2nd - Flat B 134 RCS - 2 Bed Flat	Flat B 134 RCS - 2 Bed Flat	602	55.93	£28,212 /annum
2nd - Flat C 136 RCS - 2 Bed Flat	Flat C 136 RCS - 2 Bed Flat	668	62.06	£22,800 /annum
1st - Flat D 136 RCS - 2 Bed Flat	Flat D 136 RCS - 2 Bed Flat	732	68.01	£20,000 /annum
Ground - Offices 136 RCS	Offices 136 RCS	1,200	111.48	-
Total		6,754	627.48	

Planning Permission

Planning has been granted 18th February 2022 to convert the ground floor and basement of number 136 RCS from office to residential use. (Planning ref: 2021/1849/P)

Proposed Scheme

The proposal is to construct an additional four flats totaling 4,210 Sqft. Details are available from the Design and Access Statement.



Introduction

Proposal

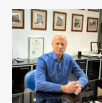
The proposal is to convert the ground floor and basement of number 136 RCS from office to residential use, creating four self-contained flats. The flats will be let on assured periodic tenancies. The flats will be let on assured periodic tenancies. The flats will be let on assured periodic tenancies.

Existing Condition

The existing ground floor and basement of number 136 RCS are currently used as offices. The existing ground floor and basement of number 136 RCS are currently used as offices.



Viewing & Further Information



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Rental Income

The flats are currently let and producing an income of **£187,612.00 pa** with the ground floor and basement offices of 136 RCS vacant.. The rental income can be increased once the conversion of the Ground Floor and Basement has been converted

Freehold Price

Offers in excess of **£4,350,000** with the benefit of the income and potential for development

Legal Costs

Each party to bear their own Legal Costs

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful purchaser.

Viewings

Strictly by appointment through owner's agents as above.



