



106 HAMPSTEAD ROAD

NW1 2LS

MIXED USE FREEHOLD

SUITABLE FOR INVESTORS/ OWNER OCCUPIERS.

FOR SALE

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY



- Prominent freehold mixed-use property is located on Hampstead Road, at the junction with Drummond Street, within one of Central London's highly connected districts.
- The building comprises a self-contained ground and lower ground floor commercial unit, together with two residential flats arranged over the upper floors.
- The commercial accommodation is offered with vacant possession, extending to 1,259 sq ft.
- The NSA of the residential accommodation is 1,195 sq ft.
- The upper floors comprise two self-contained residential flats, offered with vacant possession.
- Offers are invited at £2,000,000 (Two Million Pounds), for the freehold interest, subject to contract.



LOCATION

The property enjoys a prominent position within one of Central London's highly connected districts. Situated moments from Hampstead Road and Drummond Street, it offers immediate access to key transport links, including Euston, Euston Square, Warren Street, and King's Cross St Pancras stations.

Located within the city's renowned Knowledge Quarter, the area is a dynamic hub for innovation, academia and enterprise, home to world-leading institutions such as University College London, the Francis Crick Institute, and the British Library.



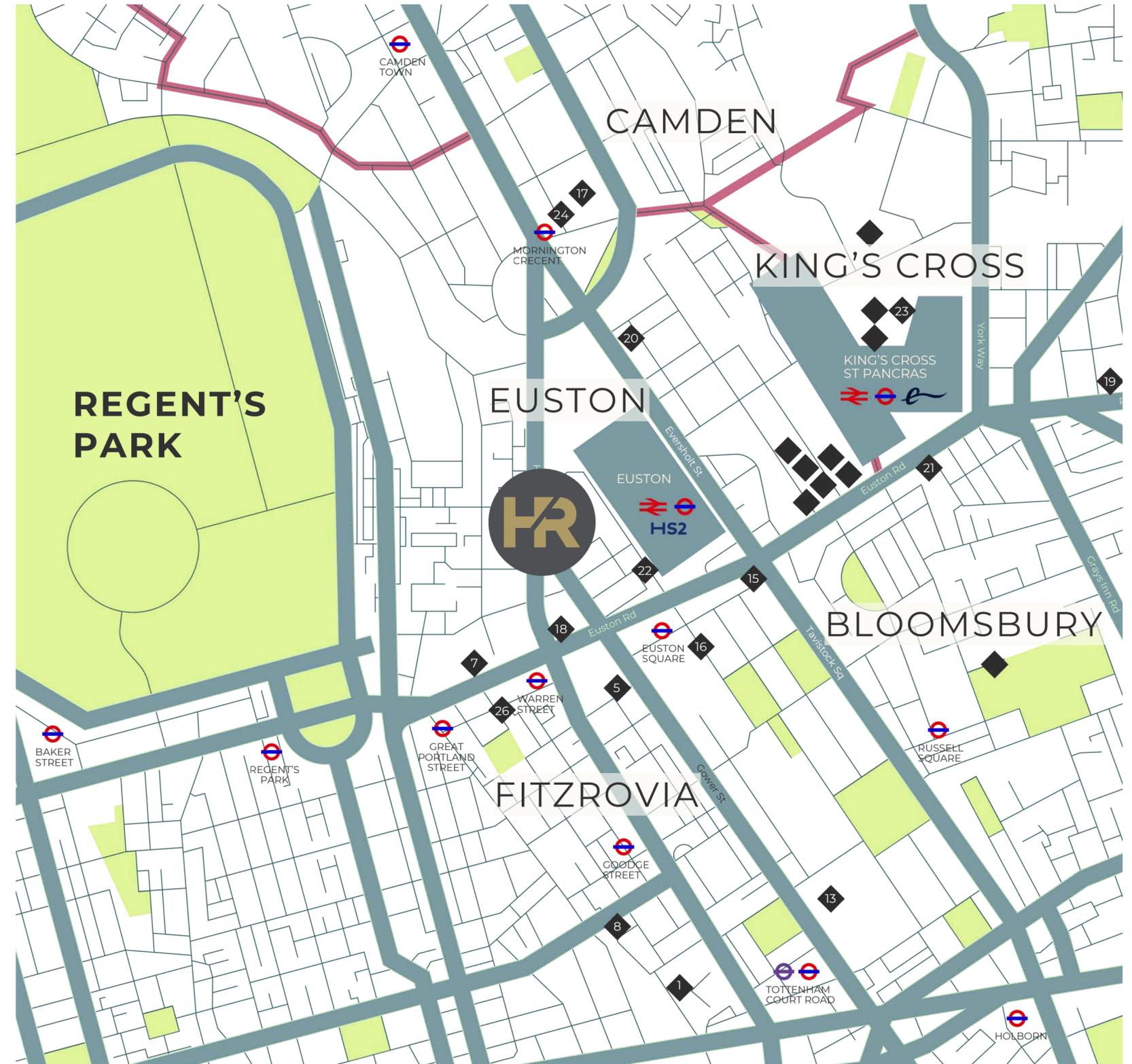
Francis Crick Institute



Euston Station



UCL



CONNECTIVITY

The property is well connected, with multiple Underground and National Rail stations within close proximity, including Euston, Euston Square, Warren Street and King's Cross St Pancras.

• Euston



7 mins

• Euston Square



8 mins

• Warren Street



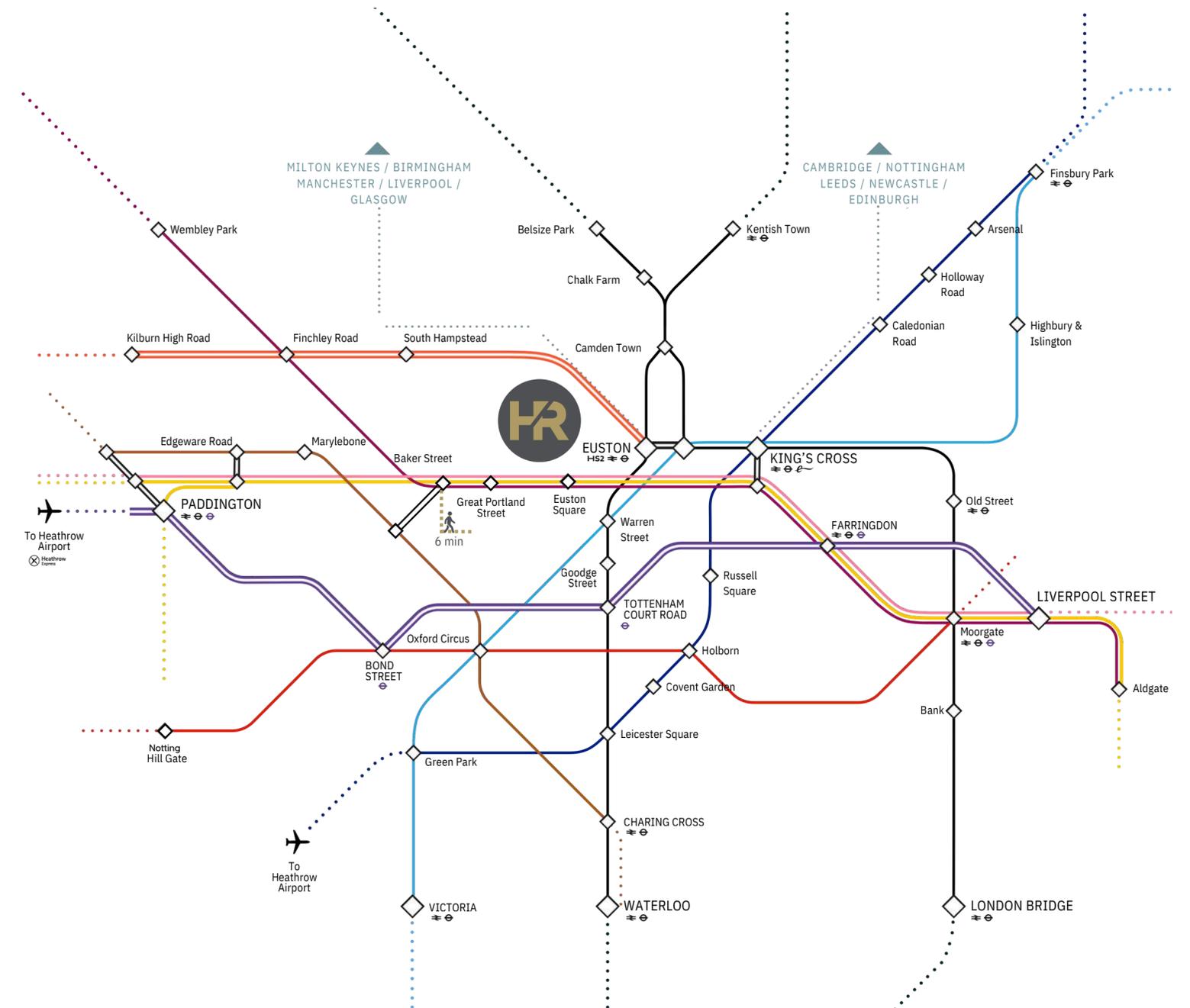
6 mins

• King's Cross St Pancras



17 mins

- | | |
|----------------------|---------------|
| CIRCLE | METROPOLITAN |
| DISTRICT | JUBILEE |
| BAKERLOO | CENTRAL |
| HAMMERSMITH AND CITY | ELIZABETH |
| VICTORIA | NATIONAL RAIL |
| PICCADILLY | EUROSTAR |
| NORTHERN | |



DESCRIPTION

106 Hampstead Road comprises a freehold mixed-use building providing commercial accommodation at ground and lower ground floor level, with residential accommodation above.

The commercial element extends 1,259 sq ft (NIA) of self-contained ground & lower ground accommodation.

The unit offers a generous amount of natural light from the large frontage, as well as a modernised kitchenette, male & female WC's with a neat internal feature staircase.

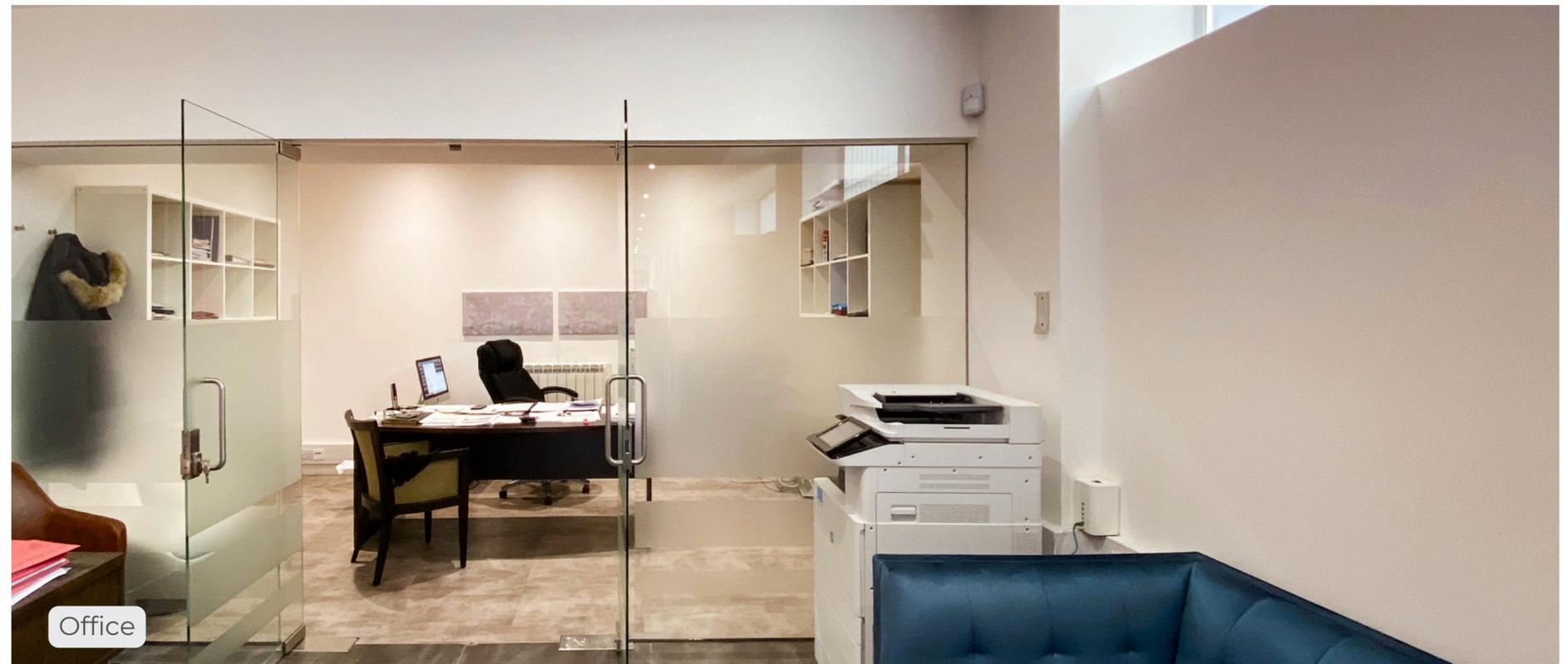
The property comprises two self-contained residential flats arranged over the first and second floors, both offered with vacant possession.



Ground Floor Reception



Bedroom



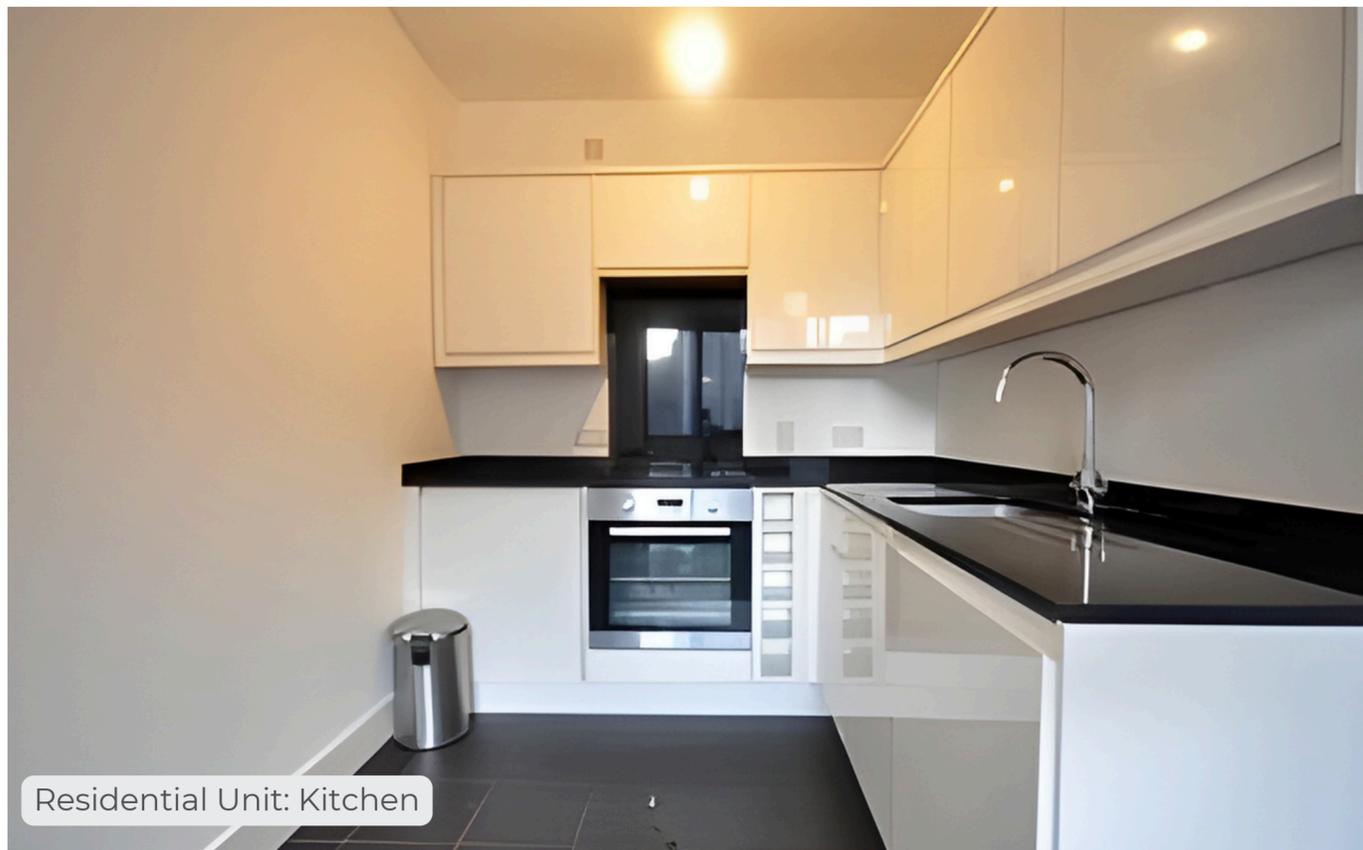
Office



Lower Ground Floor



Commercial Unit: Kitchenette



Residential Unit: Kitchen



Residential Unit: Living Room

ACCOMMODATION SCHEDULE

Floor	Description	Size (Sq Ft)	Size (Sq M)
Ground and Lower Ground	Office	1259	117
1st	Residential	592	55
2nd	Residential	603	56
Total		2453	228

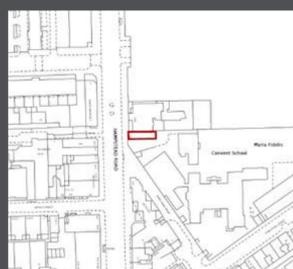
In regard to measurements please be aware that these are approximate figures and should not be relied upon as such.

PROPOSAL

Offers are invited at £2,000,000 (Two Million Pounds), for the freehold interest, subject to contract.

TENURE

Freehold. Title number 246552.



VAT

TBC

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

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.

FOR FURTHER INFORMATION CONTACT:

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