



OFFICE FOR SALE | 2,710 SQ FT

SUMMIT HOUSE, 170 FINCHLEY ROAD, LONDON, NW3 6BP



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**FREEHOLD OFFICE BUILDING, ON
THE MARKET FOR THE FIRST TIME
SINCE 1977, WITH POTENTIAL FOR
OWNER-OCCUPIERS, INVESTORS
AND DEVELOPERS**

- Freehold office building
- Ideal for owner-occupiers, investors and developers (STPP)
- Potential for refurbishment or redevelopment
- Alternative use potential, subject to planning
- Guide price equating to approximately £313 per sq ft

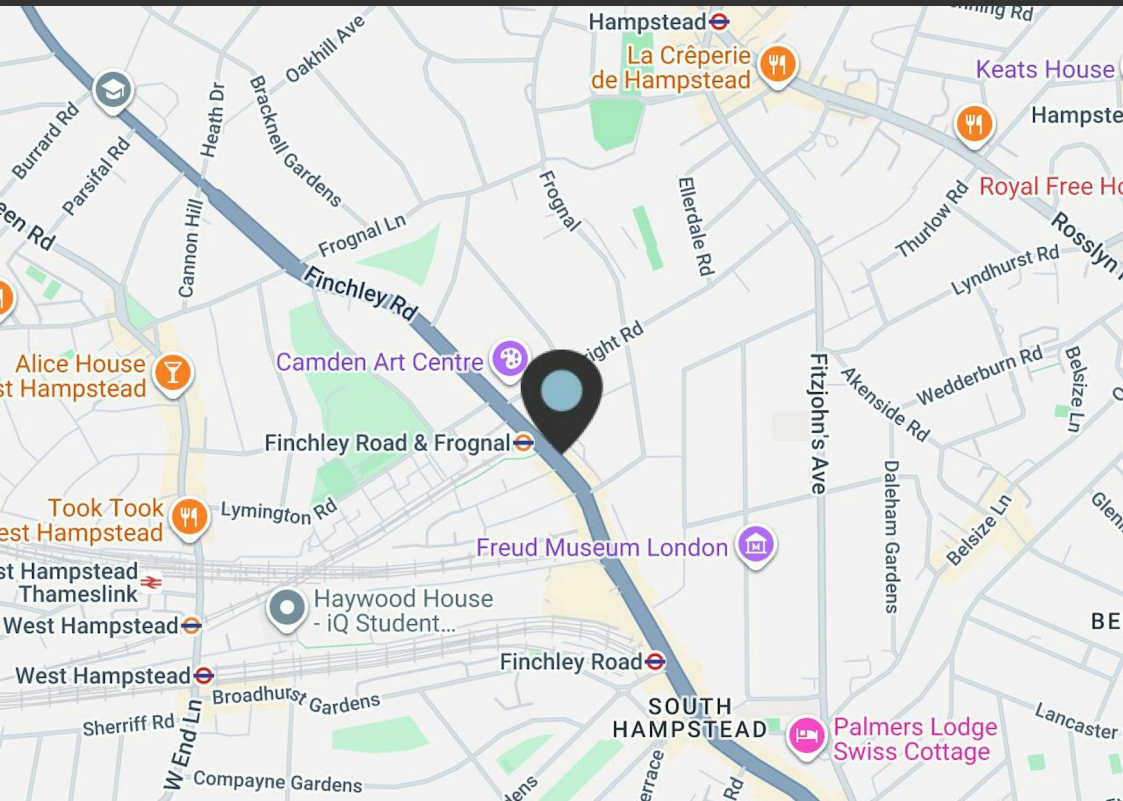


DESCRIPTION

A rare opportunity to acquire a freehold office building on Finchley Road, offered to the market for the first time since 1977. Arranged over basement, ground and three upper floors, the property provides flexible accommodation across five levels and is available following the owner's relocation to the West End.

This is an exciting opportunity for owner-occupiers, investors and developers, whether for continued office use, refurbishment or a more comprehensive repositioning of the property, subject to obtaining all necessary consents.

The seller currently has leases over the ground floors of 168 and 172 Finchley Road, the openings to these units will be bricked up and reinstated prior to completion of a sale.



LOCATION

Finchley Road is one of the principal arterial routes through North West London and benefits from an extensive range of shops, cafés, restaurants and other amenities. The property benefits from excellent public transport connections, with Finchley Road Underground Station providing Jubilee and Metropolitan line services and Finchley Road & Frognal providing London Overground services. Numerous bus routes also operate along Finchley Road, providing convenient connections across Central and North West London.



AVAILABILITY

Name	sq ft	sq m	Availability
Basement	383	35.58	Available
Ground	370	34.37	Available
Mezzanine	482	44.78	Available
1st	540	50.17	Available
2nd	540	50.17	Available
3rd	395	36.70	Available

PRICE

£850,000 Guide Price equating to approximately £313 per sq ft

EPC

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PLANNING

We understand the property is subject to an Article 4 Direction, and purchasers considering a change of use should therefore satisfy themselves as to the planning position and any justification required to support their proposals.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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