

**OFFICES WITH RESIDENTIAL PLANNING**

Apollo Studios

Charlton Kings Road, Kentish Town, NW5 2SB

APOLLO STUDIOS NW5

Ground Floor Offices with Residential Planning for a 4 Bed Flat For Sale

2,077 sq ft
(192.96 sq m)

- Good natural light
- Fire & Burglar alarm
- Electric heating
- Electric gate entry system
- Allocated parking space for 1 car
- Carpeted
- Reception area
- Cable trunking

Summary

Available Size	2,077 sq ft
Price	£950,000
Rates Payable	£24,320 per annum
Service Charge	The leaseholder has overpaid in previous years and has received a refund for the overpaid amounts
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	E (117)

Location

The property forms part of a mixed use development which sits within a largely residential area in Kentish Town. Access to the development is on Charlton King’s Road, through a security gate. Nearby bus stops located on Leighton Road, Brecknock Road and Camden Road provide regular bus services towards King’s Cross, Camden and the West End. Kentish Town Station (London Underground Northern Line & National Rail) is also within 10 minutes’ walk.

Description

The property comprises offices arranged on the ground floor with a large open space, individual rooms, storage, WC, kitchen facilities and allocated parking space for 1 car.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office Area	1,776	165
Ground - WC + Storage	183	17
Ground - Kitchen	118	10.96
Total	2,077	192.96

Planning

Planning permission was granted in March 2024 for the conversion of the premises into a 4-bedroom flat, subject to a Section 106 Agreement. Additional information is available on the Camden Planning Portal (<https://accountforms.camden.gov.uk/planning-search/>) under Planning Reference: 2023/0339/P. All planning documentation can be provided upon request. Section 106 Agreement £38,400 Affordable Housing Contribution

Tenure

The premises are held under a 999 year Lease from the 24th June 1987 at a Peppercorn Rent. The Freehold is owned by all Lessors within the development, therefore the Leaseholder is a Shareholder of the Freehold Interest.

Price

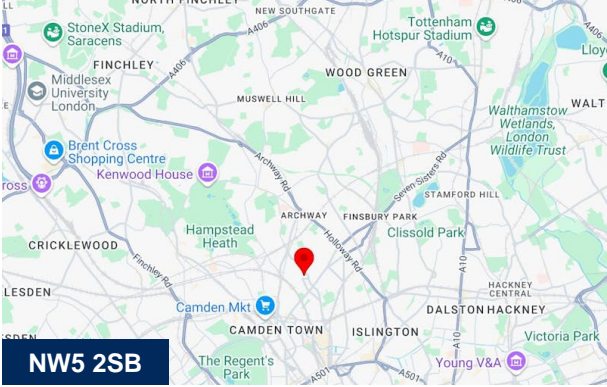
£950,000

IDENTIFICATION

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

Viewings

Strictly by appointment through SOLE agents, Christo & Co.



Viewing & Further Information



Paul Stone
0207 482 1203 | 079 7384 5462
paul.stone@christo.co.uk

