

The Coach House, 39 College Crescent, Hampsted, London, NW3 5LB
SELF CONTAINED 3 STOREY OFFICE TO LET | 1,600 sq ft



Location

With some of London's most attractive urban villages such as Hampstead, Belsize Park, Primrose Hill and St John's Wood on its doorstep, College Crescent is positioned in an enviable location with excellent transport connections to the West End, the City and Canary Wharf. The Coach House forms part of a unique enclave of boutique modern Town Houses. These having been sold off the Coach House benefits from the security of this special scheme, being within the grounds.

Description

Totally reconstructed with its original bricks in 2004, the Coach House was built in the Victorian era to provide stabling and ancillary accommodation to Palmers Lodge, the Coach House reflects key details of Victorian architecture; gabled roofing, sash windows and stone copings. Its function altered before the Second World War, when it was adapted as a motor vehicle service and repair centre. Records indicate that the building continued to be used in this fashion between 1951 and 1999. More recently used for flower storage for the long-standing florist at the end of College Crescent, then redeveloped as part of the new residential scheme. This is a stunning modern, contemporary office building in a quaint old Coach House. (Front door on right in photo above).

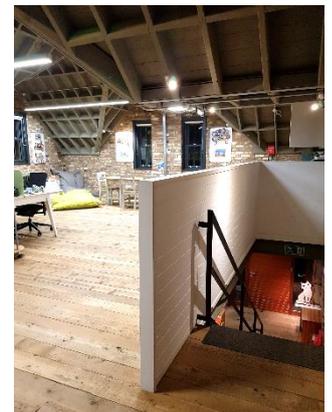
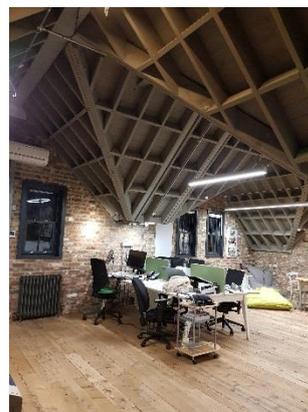
Jason Hanley, Partner

📞 020 7025 1391

Floor Areas

Floor	sq ft	sq m
LG to 1 st Floor	1,600	149
TOTAL (approx.)	1,600	149

*Measurement in terms of *NIA



Georgia Mason, Agency Surveyor

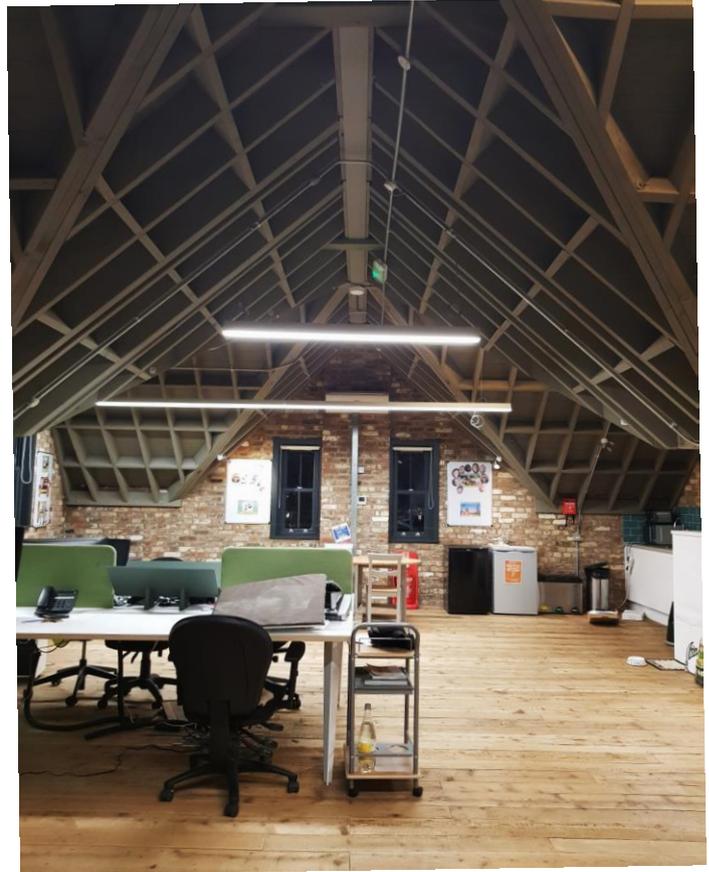
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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract September 2018

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Terms

Tenure:	Leasehold – available immediately
Lease:	An assignment or sublease of the existing lease for a term to expire on 22 nd January 2020. A new lease may be available from the freeholder.
Rent:	Passing rent £74,000 per annum (approx. £46.25 psf)
Rates:	Estimated at £17,000 per annum (2018/19)
Service Charge:	Capped at £8,000 per annum
EPC Rating:	B

Amenities

- Quiet private gated courtyard location / security on site
- 3 minute walk to Finchley Road & 5 minutes to Swiss Cottage underground stations/numerous bus routes too
- Exposed brick walls and wooden floors and exposed beams
- Private WCs and Shower
- Air Conditioning Full structured CatV Cabling, broadband and comms room
- Private parking for 1 small electric car
- Beautiful architectural staircase
- Fully fitted kitchen
- Parking for 1 small electric car

Jason Hanley, Partner

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Subject to Contract November 2018