

3 Knaresborough Place, London, SW5 0TN

A freehold investment opportunity near Earls Court and Kensington



3 Knaresborough Place, London, SW5 0TN

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Summary

/ 3 Knaresborough Place is an impressive period property located near Earls Court and Kensington, within the Royal Borough of Kensington & Chelsea.

/ The property comprises twelve (12) self-contained residential apartments, extending to an overall gross internal area (GIA) of c.6,638 sq ft including common parts.

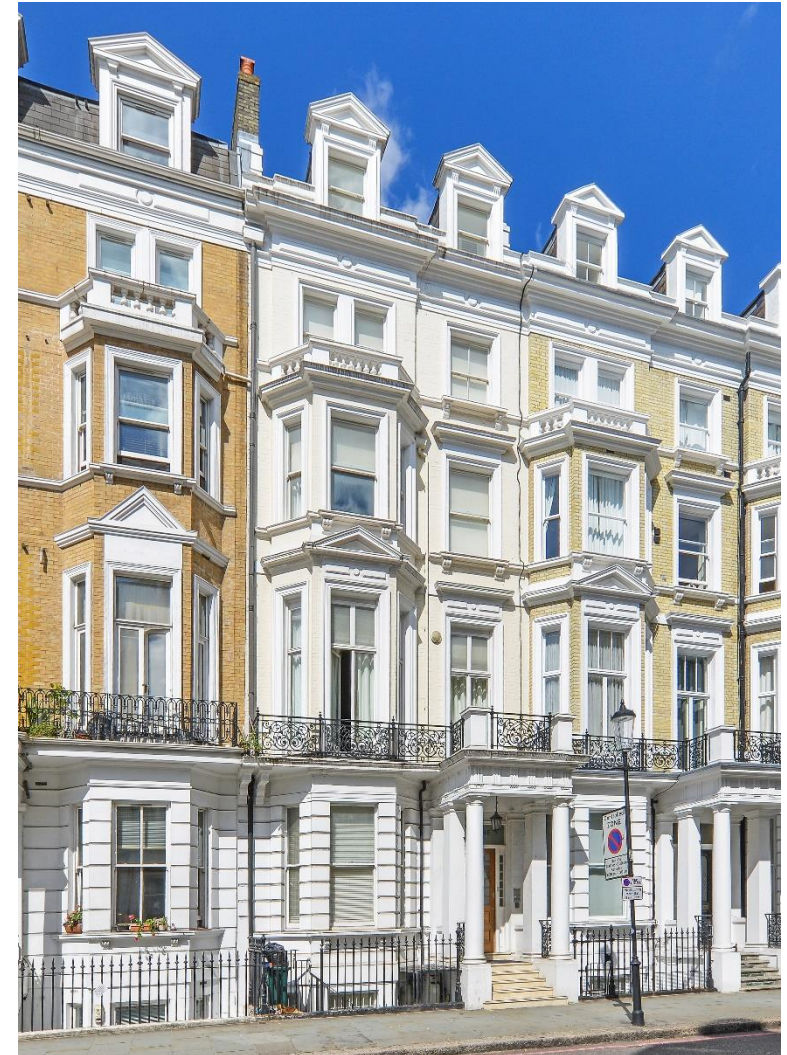
/ We understand that the property is approved C3 Residential Use Class.

/ The property is to be sold with vacant possession, delivered in November 2018. The estimated rental value (ERV) of the property is in the region of £232,000 per annum, assuming the flats are let on Assured Shorthold Tenancies (ASTs).

/ The property is in a reasonable state of repair, with an existing lift that services all floors. There are significant refurbishment and asset management opportunities to increase the rental income, or create an improved residential scheme.

/ The property benefits from excellent transport links, shopping and leisure amenities and is within close proximity to the wider regeneration at Earls Court.

/ The freehold is offered for sale by private treaty.



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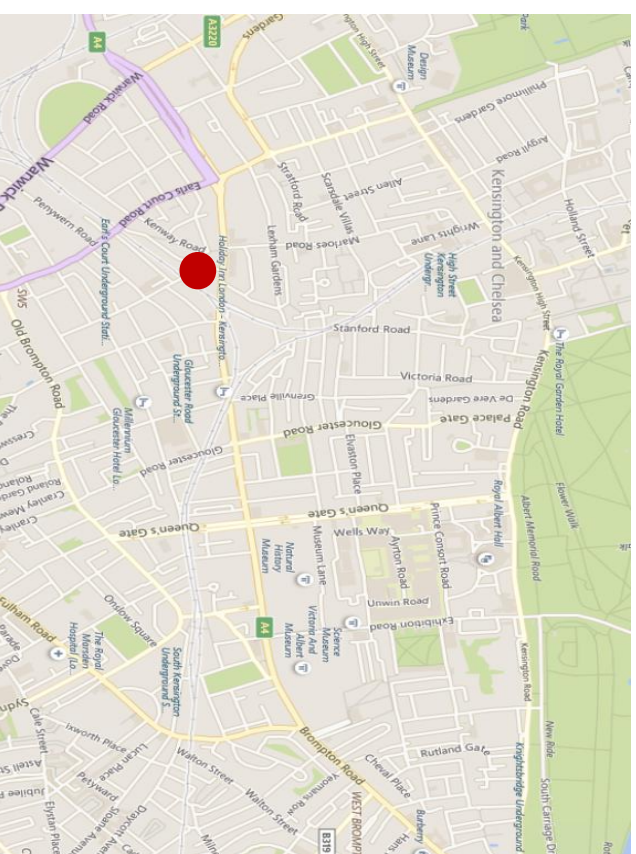
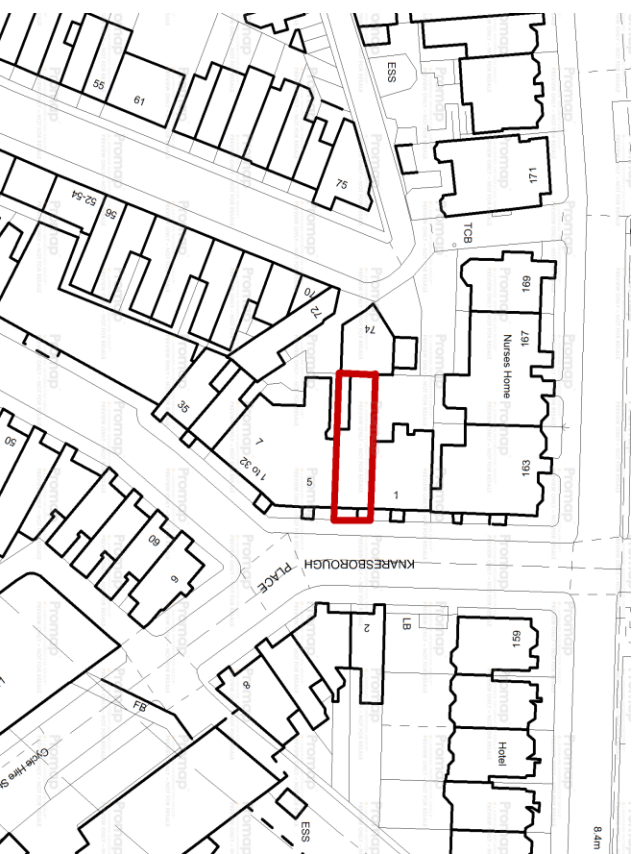
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/ The property is positioned to the south of Cromwell Road, within the Royal Borough of Kensington and Chelsea.

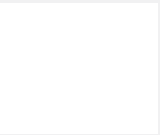
/ The property benefits from excellent transport amenities with Earls Court Underground Station (District and Piccadilly Lines) c. 320 metres to the south west, and Gloucester Road Underground Station (Circle, District and Piccadilly Lines) c. 650 metres to the east. Road links are also good with the A4, a main arterial route into London from the west, just to the north.

/ There are excellent shopping amenities in the area with High Street Kensington, Notting Hill, Knightsbridge and Westfield Shopping Centre all within easy reach.

/ The outdoor spaces of Holland Park (c. 0.6 miles) and Hyde Park (c. 0.7 miles) are both within close distance to the north of the property.

/ The property will benefit greatly from the Earls Court regeneration scheme, which will provide a new 'High Street' and parks.

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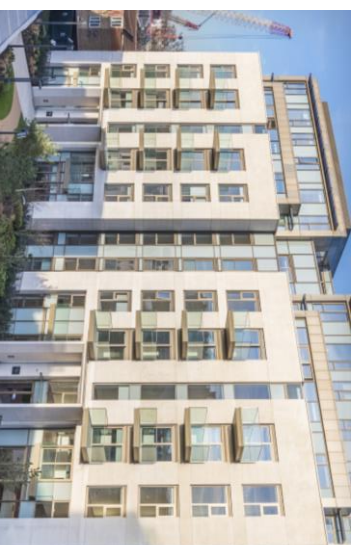
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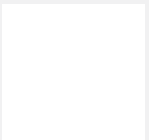
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Local Regeneration

- / The largest regeneration opportunity in Central London with a value of £1 billion.*
- / The Earls Court Masterplan is based on the creation of 'Four Urban Villages' and a High Street.*
- / The regeneration consists of up to 7,500 new homes, ranging from mansion blocks to family homes and loft-style apartments to affordable housing.*
- / Lillie Square will be one of the largest residential developments in London which will comprise 808 high-end homes set around a new garden square.*
- / The first phase of Lillie Square comprises 237 apartments and was launched in March 2014. First completions for Phase 2 are expected in late 2019.*

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Transport



Circle & District Lines
– Gloucester Road

Sloane Square
3 minutes

Victoria
6 minutes

Westminster
10 minutes

Blackfriars
15 minutes



Piccadilly Line
– Earl's Court

Hammersmith
5 minutes

Green Park
18 minutes

Hyde Park
20 minutes

King's Cross St Pancras
28 minutes



AIRPORTS
– via Tube/Rail network

Heathrow Airport
(Terminals 2 & 3)
36 minutes

London City Airport
51 minutes

Gatwick Airport
56 minutes

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- / The property comprises twelve self-contained apartments in an imposing freehold building between Gloucester Road and Earls Court.
- / The property is currently configured to provide 4 x 1 studios, 5 x 1 bedroom apartments and 3 x 2 bedroom apartments.
- / The accommodation is split over lower ground, ground and four upper floors, with a lift serving all floors.
- / The twelve apartments extend to c. 5,325 sq ft (NSA), whilst the gross internal area (GIA) of the property is c. 6,638 sq ft.
- / The property is currently let to a single tenant and will be delivered with vacant possession by November 2018.
- / The estimated rental value (ERV) of the property is in the region of £232,000 per annum, assuming the flats are let on Assured Shorthold Tenancies (ASTs).
- / The property would benefit from refurbishment or a more substantial renovation, subject to consents, to create a high quality residential offering.



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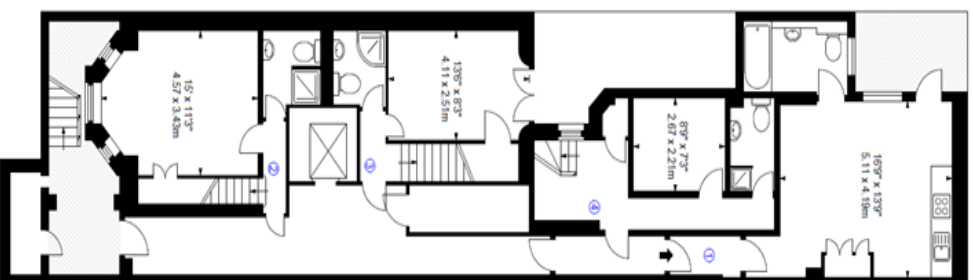
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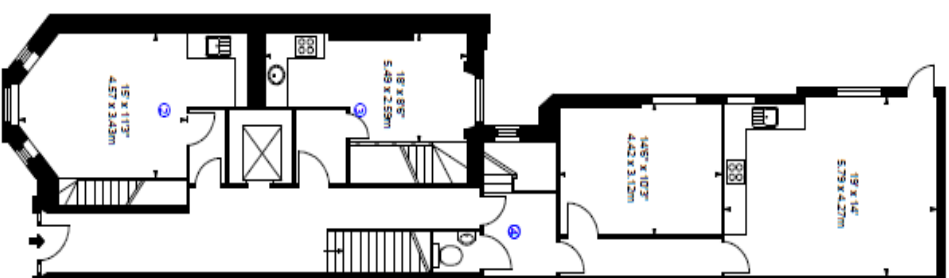
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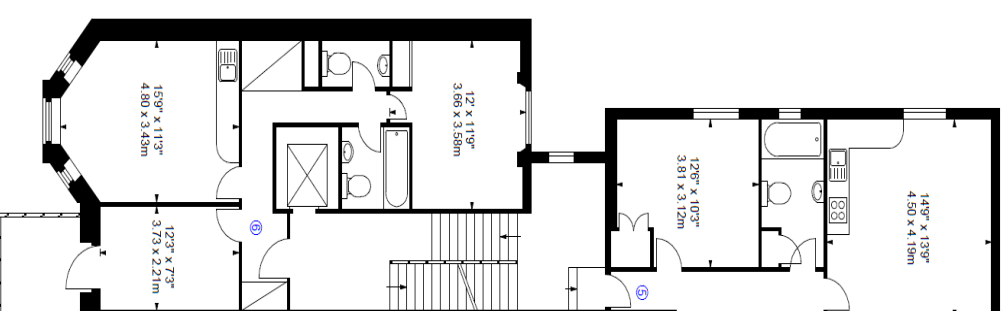
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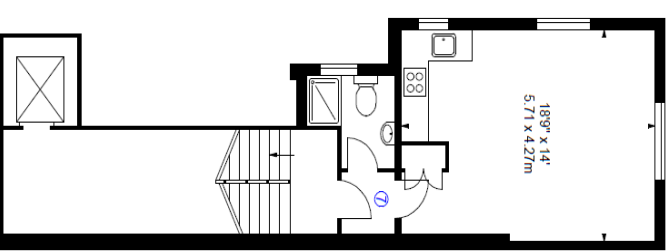
Lower Ground Floor



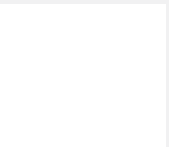
Ground Floor



First Floor

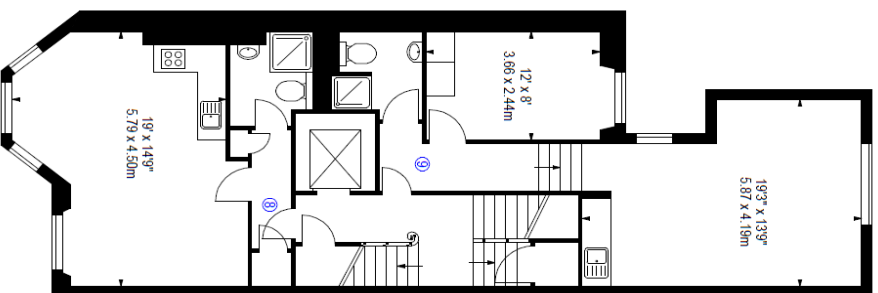


First Floor Half Landing

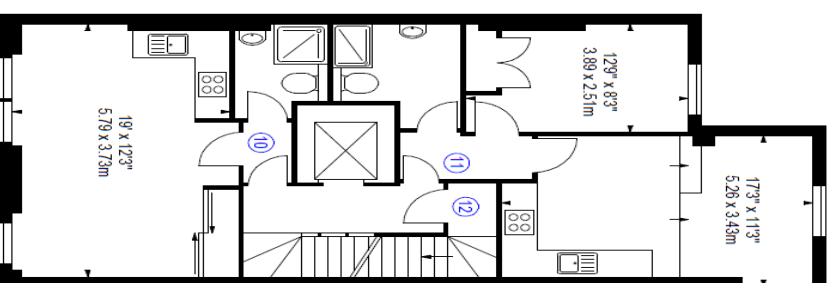


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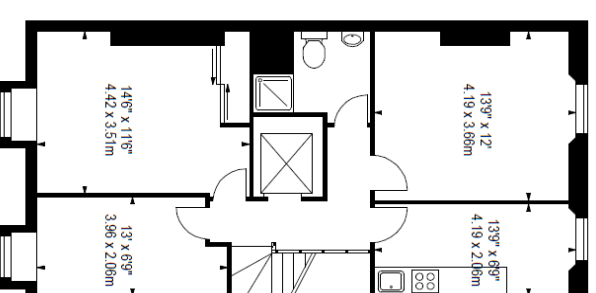
Floorplans



Second Floor



Third Floor



Fourth Floor

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| Gross Internal Area (GIA) - Floors | | |
|------------------------------------|--------------|---------------|
| Floor | Area (sq ft) | Area (sq m) |
| Lower Ground | 1334 | 123.93 |
| Ground | 1266 | 117.61 |
| First | 1259 | 116.96 |
| First Floor Half Landing | 365 | 33.91 |
| Second | 945 | 87.79 |
| Third | 785 | 72.93 |
| Fourth | 684 | 63.54 |
| | 6,638 | 616.67 |

| Net Saleable Area (NSA) - Flats | | | | |
|---------------------------------|-----------------------|----------|--------------|---------------|
| Flat | Floor | Bedrooms | Area (sq ft) | Area (sq m) |
| Flat 1 | Lower Ground | 0 | 320 | 29.73 |
| Flat 2 | Lower Ground & Ground | 1 | 453 | 42.08 |
| Flat 3 | Lower Ground & Ground | 1 | 368 | 34.19 |
| Flat 4 | Lower Ground & Ground | 2 | 759 | 70.51 |
| Flat 5 | First | 1 | 454 | 42.18 |
| Flat 6 | First | 2 | 542 | 50.35 |
| Flat 7 | First - Half Landing | 0 | 308 | 28.61 |
| Flat 8 | Second | 0 | 329 | 30.56 |
| Flat 9 | Second | 1 | 431 | 40.04 |
| Flat 10 | Third | 0 | 282 | 26.20 |
| Flat 11 | Third | 1 | 361 | 33.54 |
| Flat 12 | Fourth | 2 | 718 | 66.70 |
| | | | 5,325 | 494.69 |