

## PRIME RESIDENTIAL INVESTMENT OPPORTUNITY

### GRAFTON WAY LONDON, W1



**Location:** Grafton Way is located in the heart of W1, directly off Tottenham Court Road and Euston Road. Warren Street Underground Station (Northern and Victoria Lines) is within a 5 minute walk from the premises as are the numerous fashionable bars, restaurants and shops of the West End.

**Description:** The building is a pair of mid terrace Georgian buildings which are currently stripped back to shell condition and being fully refurbished to provide 12 flats. The premises are to be sold fully refurbished as per the attached schedule.

**Planning:** Camden Council granted the following planning permission (ref: 2008/0176/L) on 24th November 2008: *“Works associated with the change of use of the basement and ground floor of No. 41 from office (Class B1) and No. 43 from restaurant (Class A3) to residential use (Class C3) to provide an additional 6 units (5 x 1-bed and 1 x 2-bed) including internal alterations and the creation of a new lightwell to the rear of No.43, extension of basement area at No.41, an extension at rear second floor level to No. 43 and the reinstatement of the front light well to No. 43 enclosed with railings to provide an overall total of 12 residential units (6 x 1-bed, 5 x 2-bed and 1 x 3-bed)”*

**Tenure:** Freehold

**Price:** Offers In The Region Of **£8,500,000** Subject To Contract

**Further Info:** The Estate Office on 020 7266 8500

**GRAFTON WAY  
LONDON, W1**

**ACCOMODATION SCHEDULE**

Flat	Bedrooms	Bathrooms	Outside Space	Floor	Size m <sup>2</sup>	Size ft <sup>2</sup>	Resale Price
41.1	2	2	3 x lightwell	B	103	1109	£1,219,900
43.1	2	2	3 x lightwell	B	112	1206	£1,326,600
41.2	2	2		G	97	1044	£1,148,400
43.2	2	2		G	105	1130	£1,243,000
41.3	1	1		1	41	441	£485,100
43.3	2	2	1 x lightwell	1	119	1281	£1,409,100
41.4	1	1		2	41	441	£485,100
43.4	1	1		1	46	495	£544,500
41.5	1	1		3	41	441	£485,100
43.5	1 + study	1	2 x roof terrace & garden	2	66	710	£781,000
43.6	2	1		2	52	560	£616,000
43.7	2	1		3	52	560	£616,000
<b>Total</b>					<b>875</b>	<b>9,418</b>	<b>£10,359,800</b>

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