191-199
GLOUCESTER PLACE
LONDON NW1 6BU

PRIME CENTRAL LONDON RESIDENTIAL INVESTMENT OPPORTUNITY
Impressive terrace of five adjoining period townhouses configured to provide 57 units.

- Overall Gross Internal Area 1,307 sq m (14,070 sq ft) including common parts.
- Current rent passing £1,258,402 per annum, occupied by 56 ASTs and 1 regulated tenant.
- House in Multiple Occupation (HMO).
- Recently refurbished to a high specification.
- Prime location between Regents Park, Marylebone and the West End, within the City Of Westminster.
- Both Baker Street London Underground Station (Travelcard Zone 1 - Central Line) and Marylebone Mainline Railway Station are within short walking distance.
- Opportunity to own a substantial income producing investment in Central London.

### INVESTMENT SUMMARY

An Increasingly Rare Opportunity to Purchase an Unbroken Terrace of Five Grade II Listed, Freehold Buildings in the Heart of Prime Central London.

<table>
<thead>
<tr>
<th>Units</th>
<th>57</th>
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</thead>
<tbody>
<tr>
<td>Gross Internal Area</td>
<td>1,307 sq m / 14,070 sq ft</td>
</tr>
<tr>
<td>Passing Rent</td>
<td>£1,258,402 pa</td>
</tr>
<tr>
<td>Tenure</td>
<td>Freehold</td>
</tr>
</tbody>
</table>
LOCATION

The property is located in Marylebone, within the City of Westminster. To the north east of the property is the world famous Royal Regent’s Park. To the south is Oxford Street, London’s most popular shopping destination, and to the west is fashionable ‘Marylebone Village’, home to many destination restaurants and luxury boutique shops.

The property is located within the bounds of the Portman Estate, one of the oldest landed estates in London and dating back to the 16th century. The estate encompasses some 110 acres of prime property located between Oxford Street and Edgware Road, and extending north to Marylebone Road and east to Marylebone High Street.

Gloucester Place itself runs north/ south, connecting Portman Square and Park Road. The property is situated to the north end of Gloucester Place, on its west side, close to the junction with Ivor Place.

Communications are excellent with London Underground Stations: Baker Street (Travelcard Zone 1 – Bakerloo & Jubilee line) situated 300 metres to the south and London Marylebone Mainline and Underground Station (Travelcard Zone 1 – Bakerloo) 300 metres to the south, providing quick access to Outer London and the northerly Home Counties.
DESCRIPTION
The property comprises five adjoining, mid-terrace Grade II listed Georgian town houses.

Accommodation is arranged over lower ground, ground and three upper floors. The property provides 57 units in total. There are 48 self contained studios; 7 non self-contained studios which all have access to their own separate bathrooms; and 2 one bedroom flats.

Each of the units has been refurbished to a high specification with quality en suite bathrooms, kitchens, fitted cupboards and spot lighting. The interior design and functionality of each unit is tailored to the tastes of the target occupier market, namely international students and young professionals.

A management office is located on the lower ground floor of No.197 and there are two laundry rooms, at 193 and 195 respectively.

RENT
The current passing rent is £1,258,402 per annum.

The one bedroom flat on the second floor in 195 Gloucester Place is occupied by a regulated tenant. All other units are occupied under ASTs. Rents charged are inclusive of utilities and broadband use but exclusive of council tax.

The property offers rare ‘lock up and leave’ accommodation in Central London. Tenants are attracted by the convenience of the location, the secure self-contained units and management presence on site as well as the high specification of the accommodation itself.

PLANNING & LICENSING
The property is Grade II listed.

The property is classified as a House in Multiple Occupation (HMO sui generis).

193, 197 and 199 require HMO licences. A new five year licence has recently been granted.
**TENANCY SCHEDULE**

<table>
<thead>
<tr>
<th>Block</th>
<th>Apartment No.</th>
<th>Floor</th>
<th>Tenancy Type</th>
<th>Unit Type</th>
<th>Rent per Week</th>
<th>Rent per Pa</th>
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<tbody>
<tr>
<td>191</td>
<td>B1</td>
<td>B</td>
<td>AST</td>
<td>TERRACE</td>
<td>£395.00</td>
<td>£20,540</td>
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<tr>
<td>191</td>
<td>B2</td>
<td>B</td>
<td>AST</td>
<td>STUDIO</td>
<td>£545.00</td>
<td>£28,340</td>
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<tr>
<td>191</td>
<td>B3</td>
<td>B</td>
<td>AST</td>
<td>STUDIO</td>
<td>£545.00</td>
<td>£28,340</td>
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<tr>
<td>191</td>
<td>1</td>
<td>Ground</td>
<td>AST</td>
<td>STUDIO</td>
<td>£396.00</td>
<td>£20,540</td>
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<tr>
<td>191</td>
<td>2</td>
<td>Ground</td>
<td>AST</td>
<td>STUDIO</td>
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<tr>
<td>192</td>
<td>1</td>
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<td>AST</td>
<td>STUDIO</td>
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**APPROX. GROSS INTERNAL AREA**

- 191: 1,235 sq ft (115.3 sq m)
- 192: 1,235 sq ft (115.3 sq m)
- 193: 1,235 sq ft (115.3 sq m)
- 194: 1,235 sq ft (115.3 sq m)
- 195: 1,235 sq ft (115.3 sq m)
- 196: 1,235 sq ft (115.3 sq m)

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**Illustration For Identification Only, Not to Scale**

*As Defined by RICS - Code of Measuring Practice*

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**TERRACE**

- 191-199 GLOUCESTER PLACE LONDON NW1 6BU

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**www.bkrfloorplans.co.uk**

**T: 0845 257 2023**
PRIME CENTRAL LONDON OVERVIEW

Over the past five years, Prime London has been the strongest performing UK residential market, with average values currently 30.8% above 2010 levels. Following the General Election sentiment has continued to improve and demand has notably increased.

The prime rental market saw rents rise by 2.7% during 2014. This is the highest annual growth since September 2011. The strongest market has been for smaller properties in Central London. Prime one bedroom units have delivered above average, annual rental growth of 3.1%. This has been predominantly due to reduction of corporate budgets for employees. However, Central London locations remain popular, and so demand has risen in the micro-studio market. This is expected to be a trend that will continue as the strengthening London economy and the continued expansion of sectors such as technology and telecommunications will underpin demand for prime rental property.

London is forecast to benefit from robust capital growth with Savills Research forecasting 22.7% growth over the next five years and 17.1% increase in Prime Central London rents. This will be driven by the long term under supply of residential accommodation.

CENTRAL LONDON FORECASTS

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<tbody>
<tr>
<td>2015</td>
<td>-0.5%</td>
<td>7%</td>
<td>5.5%</td>
<td>4.5%</td>
<td>4.5%</td>
<td>22.7%</td>
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<tbody>
<tr>
<td>2015</td>
<td>2.5%</td>
<td>3%</td>
<td>3.5%</td>
<td>3.5%</td>
<td>3.5%</td>
<td>17.1%</td>
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TENURE
The property is held freehold.

VIEWINGS
Viewings are strictly by appointment only through the selling agents Savills.

METHOD OF SALE
The property is offered for sale by private treaty.
Single offers are sought for the freehold interest subject to the existing tenancies.
Should a closing date be set for the submission of offers, all parties who have expressed an interest will be advised accordingly.

FURTHER INFORMATION
A full dataroom can be found at:
www.savills.com/gloucesterplace
Please register for access.
EPCs can be found there.

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