ST JOHN'S WOOD RETAIL & RESIDENTIAL OPPORTUNITY

4 BLENHEIM TERRACE, ST JOHN'S WOOD, LONDON NW8
**INVESTMENT SUMMARY**

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>Prominently located at the northern end of Blenheim Terrace close to its junction with Abbey Road just 0.4 miles (0.6km) from St John’s Wood Underground Station.</th>
</tr>
</thead>
<tbody>
<tr>
<td>DESCRIPTION</td>
<td>Comprising an attractive, end of terrace, mixed-use retail and residential property with off-street parking for 2 vehicles.</td>
</tr>
<tr>
<td>ACCOMODATION</td>
<td>Providing a gross internal area of approximately 176.97 sq m (1,905 sq ft).</td>
</tr>
<tr>
<td>TENURE</td>
<td>Freehold.</td>
</tr>
<tr>
<td>TENANCY</td>
<td>Vacant possession.</td>
</tr>
<tr>
<td>VAT</td>
<td>This property is not elected for VAT.</td>
</tr>
<tr>
<td>PROPOSAL</td>
<td>Offers in excess of £2,000,000 (subject to contract) for the benefit of our client’s freehold interest reflecting a capital value of only £1,050 per sq ft.</td>
</tr>
</tbody>
</table>
Blenheim Terrace comprises a mix of residential and retail properties and enjoys high pedestrian footfall as a result of its proximity to the famous Abbey Road Studios, Lords Cricket Ground and the prestigious American School of London.

Located in the City of Westminster, St John’s Wood is one of Central London’s most prestigious and affluent suburbs. Situated on the north-west side of Regent’s Park, St John’s Wood is bounded by Primrose Hill to the east and Maida Vale to the west.

The neighbourhood benefits from excellent local amenities with St John’s Wood High Street playing host to a number of exclusive and international retail boutiques including Comptoir Des Cotonniers, Gerard Darel, Georges Rech and The Kooples. The O2 Shopping Centre located approximately 1.3 miles (2 km) to the north on the Finchley Road provides additional retail and leisure facilities with occupiers including Virgin Active, Vue Cinemas, Sainsbury’s and Habitat.

St John’s Wood has become increasingly cosmopolitan and continues to be a highly desirable residential location. The American School on Waverly Place, Arnold House School on Loudon Road and London Business School in Regent’s Park provide first class educational facilities and continue to attract families and students to the area.

Recreational facilities are exceptional. The Regent’s Park, designed by John Nash, covers 395 acres and includes Queen Mary’s Gardens, the Open Air Theatre and London Zoo whilst the neighbouring Primrose Hill affords spectacular views across the City of London. In addition, Abbey Road Studios and the zebra crossing where the Beatles shot their famous Abbey Road album cover continues to be a musical mecca for those wishing to pay tribute to the “Fab Four:” Lord’s, the home of cricket and the Marylebone County Cricket Club is also close by.
COMMUNICATIONS

Blenheim Terrace benefits from excellent transport links with St John’s Wood Underground Station (Jubilee line) located approximately 0.4 miles (0.6 km) to the south east providing access to Bond Street in 6 minutes. In addition, Maida Vale and Kilburn Park Underground Stations (Bakerloo Line) are within a 10 minute walk. South Hampstead Station (London Overground) is located approximately 0.5 miles (0.8 km) to the north and provides fast access to London Euston in 9 minutes.

Several bus routes also operate along Abbey Road (B507) including 189 (Brent Cross to Oxford Circus) and 139 (West Hampstead to Waterloo).

Road communications are also strong with the A41 located approximately 200m to the east providing access to the A406 North Circular Road and the M1 motorway (Junction 1) in just 15 minutes.

Time to London underground stations from St John’s Wood station:

<table>
<thead>
<tr>
<th>Station</th>
<th>Time (minutes)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Swiss Cottage</td>
<td>2</td>
</tr>
<tr>
<td>Baker Street</td>
<td>3</td>
</tr>
<tr>
<td>Bond Street</td>
<td>6</td>
</tr>
<tr>
<td>Piccadilly Circus</td>
<td>12</td>
</tr>
<tr>
<td>Leicester Square</td>
<td>18</td>
</tr>
<tr>
<td>Bank</td>
<td>21</td>
</tr>
<tr>
<td>Canary Wharf</td>
<td>24</td>
</tr>
</tbody>
</table>
Located on the northern side of Blenheim Terrace the property is arranged over basement, ground and three upper floors and provides an attractive end of terrace mixed-use building.

Comprising a gross internal area of approximately 176.97 sq m (1,905 sq ft) the property accommodates 2 residential units and a retail shop (Class A1) with the benefit of 2 surface car parking spaces.

The current owner has reconfigured the internal layout of the building providing residential accommodation at lower ground floor level with ancillary accommodation over the first floor.

The retail element operates as a fashionable women’s boutique and comprises a glazed single-fronted rectangular unit providing ground floor sales with ancillary retail accommodation at first floor level.

FLAT 1

4a Blenheim Terrace - A modern two double bedroom duplex apartment arranged over the second and third floors. The apartment affords a large open plan reception room and contemporary kitchen with integrated appliances and wooden floors. The master bedroom benefits from an en-suite bathroom and the second double bedroom has an en-suite shower room. Beautifully presented and boasting spacious accommodation throughout the apartment benefits from excellent natural light, sash windows, parquet floor and is accessed via a dedicated private entrance.

FLAT 2

4b Blenheim Terrace - A contemporary lower ground floor apartment accommodating a double bedroom, open plan reception room and modern kitchen complete with integrated appliances, wooden floors and a separate bathroom. The apartment is accessed via a dedicated private entrance.
ACCOMMODATION

Approximate gross internal floor areas are as follows:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>USE</th>
<th>AREA</th>
<th>SQ M</th>
<th>SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Third Floor</td>
<td>Residential</td>
<td>70.79</td>
<td>762</td>
<td></td>
</tr>
<tr>
<td>Second Floor</td>
<td></td>
<td>27.31</td>
<td>294</td>
<td></td>
</tr>
<tr>
<td>First Floor</td>
<td>Retail Ancillary</td>
<td>34.28</td>
<td>369</td>
<td></td>
</tr>
<tr>
<td>Ground Floor</td>
<td>Retail</td>
<td>44.59</td>
<td>480</td>
<td></td>
</tr>
<tr>
<td>Basement</td>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>176.97</td>
<td>1,905</td>
<td></td>
</tr>
</tbody>
</table>

The property also provides surface parking for 2 vehicles.

EPC

Flat 1 (4a Blenheim Terrace) has an Energy Efficiency Rating of 52 benchmarking the property in category E.

Flat 2 (4b Blenheim Terrace) has an Energy Efficiency Rating of 74 benchmarking the property in category C.

The commercial unit (Ground and 1st Floor) has an Energy Efficiency Rating of 176 benchmarking the property in category G.

Copies of the energy performance certificates are available on request.
MARKET COMMENTARY

Strong demand for Central London residential property has continued in 2014 and with interest rates at their lowest levels in history and favourable lending conditions, market activity has continued to improve.

Rising demand and lack of good quality stock has resulted in average Greater London house prices increasing by 13.8% year-on-year and the average property price in the Capital is now £414,356. In February 2014, the City of Westminster experienced the highest monthly price increase (2.4%) with capital values in the St John’s Wood sub-market exceeding £1,800 sq ft. (Source: www.landregistry.gov.uk February 2014).

The St John’s Wood rental market remained buoyant in the first quarter of 2014. Properties located in the vicinity of the underground station and local schools remain highly valuable and sought after. The average weekly rent for a 1 bedroom apartment is £425 and £820 for a 2 bedroom apartment with evidence to support that this is growing further.
TENURE

Freehold.

TENANCY

The property will be sold with benefit of full vacant possession.

PLANNING

The property is not listed but lies within the St John’s Wood conservation area.

VAT

This property is not elected for VAT.

PROPOSAL

Offers in excess of £2,000,000 (subject to contract) for the benefit of our client’s freehold interest reflecting a capital value of only £1,050 per sq ft.
FOR FURTHER INFORMATION OR TO ARRANGE AN INSPECTION PLEASE CONTACT:

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These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.