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**Knight
Frank** 



Central London Freehold Opportunity

Two inter-linked Grade I listed properties in Fitzrovia

34/35 Fitzroy Square, London W1T 6EY

- Current use is within Class D1 (Non-Residential Institutional Use) as a school
- Property has the benefit of a Change of Use consent to residential (C3) use, subject to listed building consent and a S106 agreement
- Buildings approx. 1,200 sq m (12,917 sq ft) GIA, excluding vaults (c. 500 sq ft of space)
- Buildings offered freehold with full vacant possession

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52 Brook Street, London, W1K 5DS

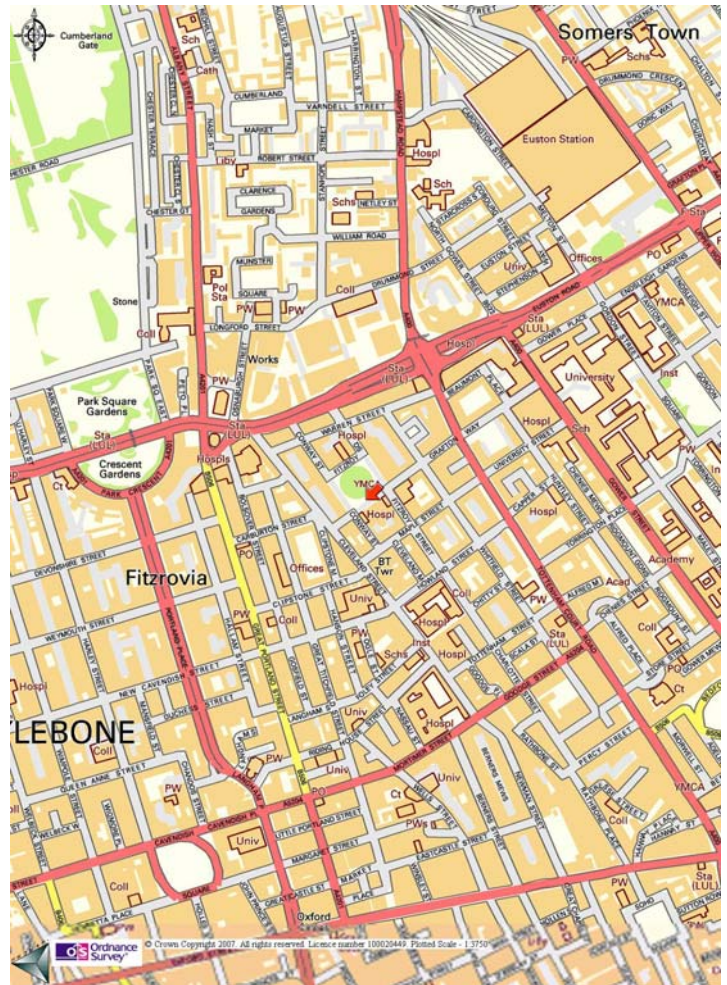
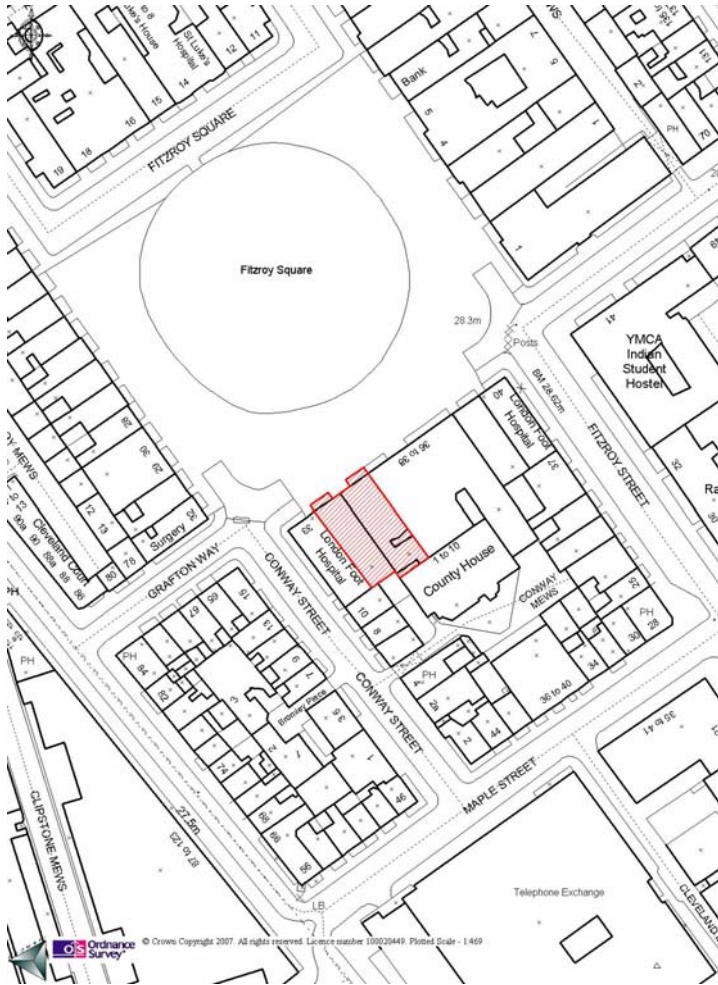
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www.inst.knightfrank.com/view/fitzroy

Please see the important notice on the reverse of this sheet

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Location

34/35 Fitzroy Square is located on the south-side of Fitzroy Square in Fitzrovia, to the north of Oxford Street, east of Tottenham Court Road and south of the A40 Euston Road. Fitzroy Square is a delightful, pedestrianised square well-located for Great Portland Street and Warren Street underground stations, as well as Euston and Kings Cross mainline stations.

Town Planning

The property's current use is as a D1 Non-residential Institution (School/College) under the 2005 Use Classes Order. It has the benefit of planning permission (ref: 2006/4043/P) for change of use from Non-residential Education (Class D1) to two residential houses (Class C3), subject to a S106 legal agreement and listed building consent.

Title and Tenure

The freehold title to this land is registered at the Land Registry under the title number NGL700921. Vacant possession will be provided upon completion.

Services

Water: Mains. Electricity: Mains. Drainage: Mains. Gas: Mains. It is the responsibility of the purchaser to ensure that services are available and adequate for the future use or development of the property.



View of Fitzroy Square

Further information

Further information, including details on the method of sale and bid procedure, is available via a password-protected website www.inst.knightfrank.com/view/fitzroy

Important Notice

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