

13 FERDINAND  
PLACE

CHALK FARM | LONDON | NW1



## INVESTMENT CONSIDERATIONS

A RARE OPPORTUNITY TO SECURE A SITE IN  
THE HEART OF CHALK FARM TO CREATE A  
BRAND-NEW BOUTIQUE DEVELOPMENT

- Detailed planning consent has been approved to create a brand-new mixed-use development
- Proposed scheme comprises nine luxury apartments & high quality office space (Use Class E)
- Proposed NSA approx: 785 sqm / 8,447 sqft
- Approximately 175 sqm / 1,883 sqft of commercial office space on the ground floor
- The scheme will provide residential apartments on first, second and third floors, with two duplex apartments on the third & fourth floors
- Pre-demolition / pre-ground work conditions have been submitted to the LPA, allowing a purchaser to start on site imminently

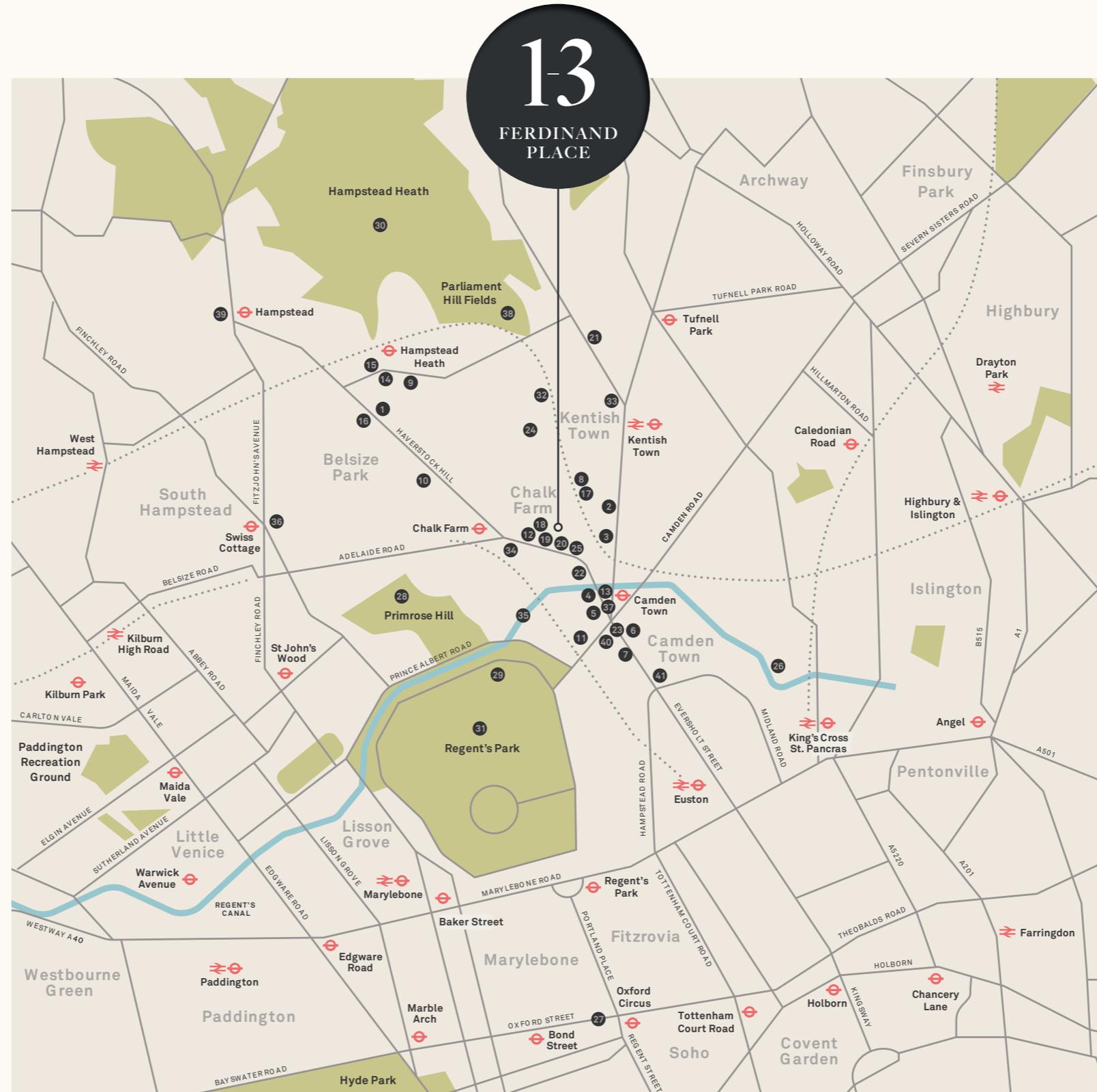
# LOCATION

The site is located 7 minutes from Chalk Farm Underground Station by foot with a 15 minute journey time into King's Cross Station via the Northern line.

The site is centrally located within a few minutes walk from an abundance of shops, restaurants, bars, clubs & supermarkets.

## KEY DISTANCES

Camden Market	400 feet
Harmood Children's Centre	0.1 mile
Morrisons Supermarket	0.2 miles
Chalk Farm Underground Station	0.3 miles
Castlehaven Community Park	0.3 miles
Kentish Town Overground Station	0.4 miles
Kentish Town Health Centre	0.7 miles
Primrose Hill	0.7 miles



## Eating & Drinking

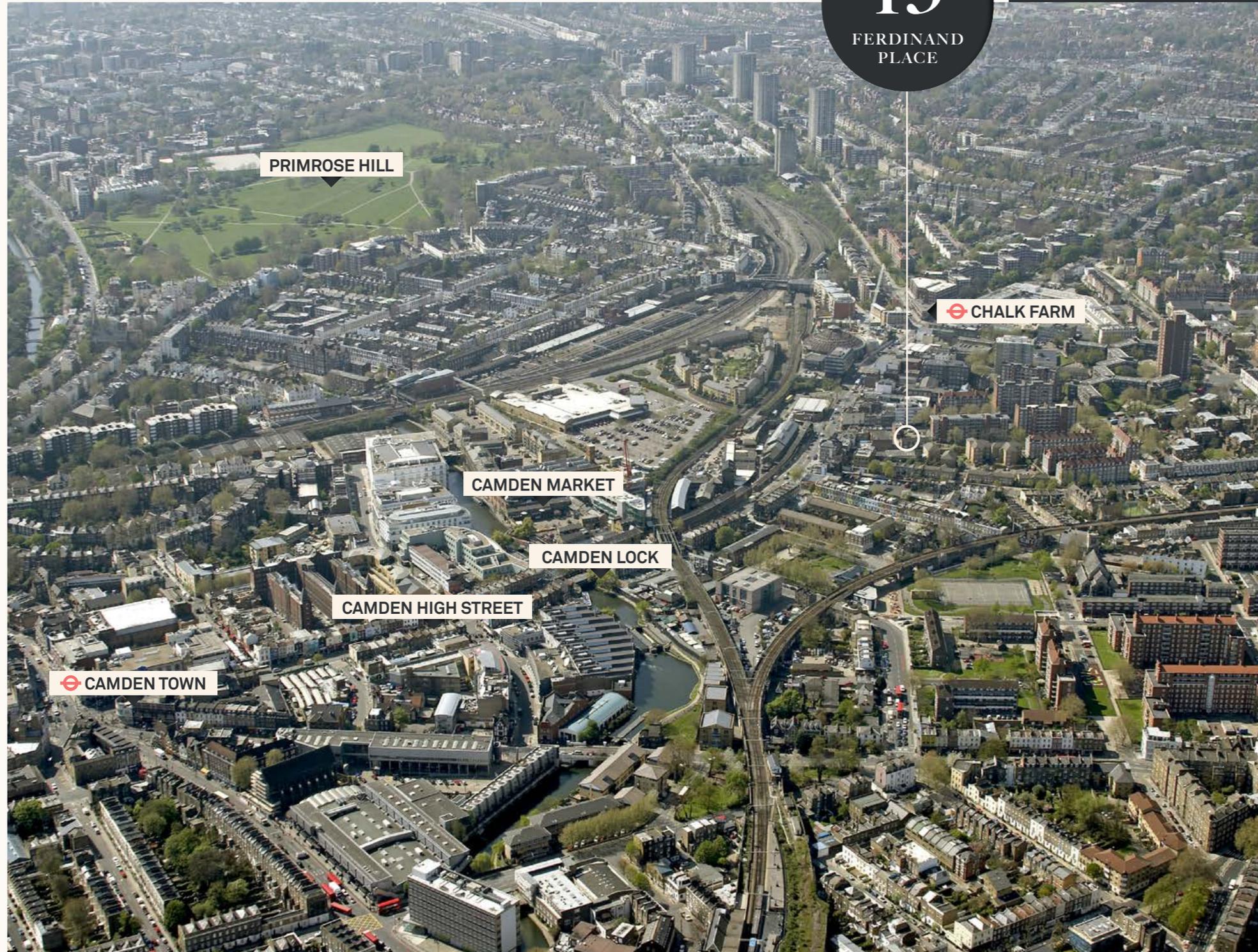
- 1 Franco Manca
- 2 Ramo Ramen
- 3 Guanabana Restaurant
- 4 Mildreds Camden
- 5 Ma Petite Jamaica
- 6 Brewdog Camden
- 7 The Blues Kitchen
- 8 Camden Beer Hall
- 9 The Stag Belsize Park
- 10 England's Lane
- 11 Namaaste Kitchen
- 12 The Camden Assembly Pub
- 13 Buck Street Market
- 14 Silverberry Deli & Kitchen
- 15 Mitsuryu Hampstead
- 16 Euphorium
- 17 The Fields Beneath
- 18 Burger UK
- 19 Luminary Bakery
- 20 Monarchy, Camden
- 21 The Vine

## Shopping

- 22 Camden Market
- 23 Camden High Street
- 24 Queen's Crescent Market
- 25 Organico Camden
- 26 Coal Drops Yard
- 27 Oxford Street

## Leisure & Entertainment

- 28 Primrose Hill
- 29 ZSL London Zoo
- 30 Hampstead Heath
- 31 The Regent's Park
- 32 Kentish Town City Farm
- 33 02 Forum Kentish Town
- 34 Roundhouse
- 35 Regent's Canal
- 36 Hampstead Theatre
- 37 Electric Ballroom
- 38 Parliament Hill Fields Lido
- 39 Everyman Hampstead
- 40 Jazz Cafe
- 41 KOKO



13  
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## DESCRIPTION

An existing two-storey detached building comprising a light industrial (specialist storage) facility with ancillary office accommodation and a two bedroom residential apartment which now benefits from detailed planning consent.

The proposed scheme involves the demolition of the existing building and the construction of a four storey building comprising a commercial office unit (Use Class E) on the ground-floor & nine self-contained residential apartments (Use Class C3) on the upper floors (2 x 1-bed, 5 x 2-bed, and 2 x 3-bed apartments).

Each apartment benefits from private outdoor amenity space. The scheme will be car-free for both the residential units and commercial premises.





## PLANNING

Detailed planning consent for the demolition of the existing building and erection of a four storey building has been approved.

The thoughtfully designed scheme provides nine apartments split across first, second, third and fourth floors in addition to high-quality office accommodation on the ground floor.

The residential units comprise 2 x 1-bed, 5 x 2-bed and 2 x 3-bed apartments with private outdoor amenity space.

Statutory costs (we encourage all interested parties to carry out their own due diligence):

CIL (Residential):	<b>£255,000</b>
CIL (Office):	<b>£2,416</b>
MCIL2:	<b>£35,000</b>
S106:	<b>£28,884</b>
Affordable Housing Contribution:	<b>£464,100</b>

## PROPOSED ACCOMMODATION SCHEDULE

COMMERCIAL	FLOOR	SQ. M.	SQ. FT.
1	Ground	175	1,883
<b>TOTAL</b>		<b>175</b>	<b>1,883</b>

RESIDENTIAL	FLOOR	BEDS	SQ. M.	SQ. FT.
1	First	2B3P	65	699.40
2	First	2B3P	61	656.36
3	First	1B2P	55	591.80
4	Second	2B3P	65	699.40
5	Second	2B3P	61	656.36
6	Second	1B2P	55	591.80
7	Third / Fourth	3B4P	86	925.36
8	Third / Fourth	3B4P	86	925.36
9	Third	2B4P	76	817.76
<b>TOTAL</b>			<b>610</b>	<b>6,563.60</b>

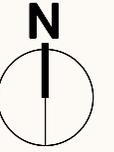
[CLICK HERE FOR PLANNING APPLICATION](#)

Planning reference number: 2020/2364/P



# PROPOSED FLOOR PLANS

- OFFICE
- CORE
- 2B3P
- 1B2P
- 3B3P
- 2B4P



GROUND FLOOR



FIRST FLOOR

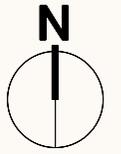


SECOND FLOOR



# FLOOR PLANS

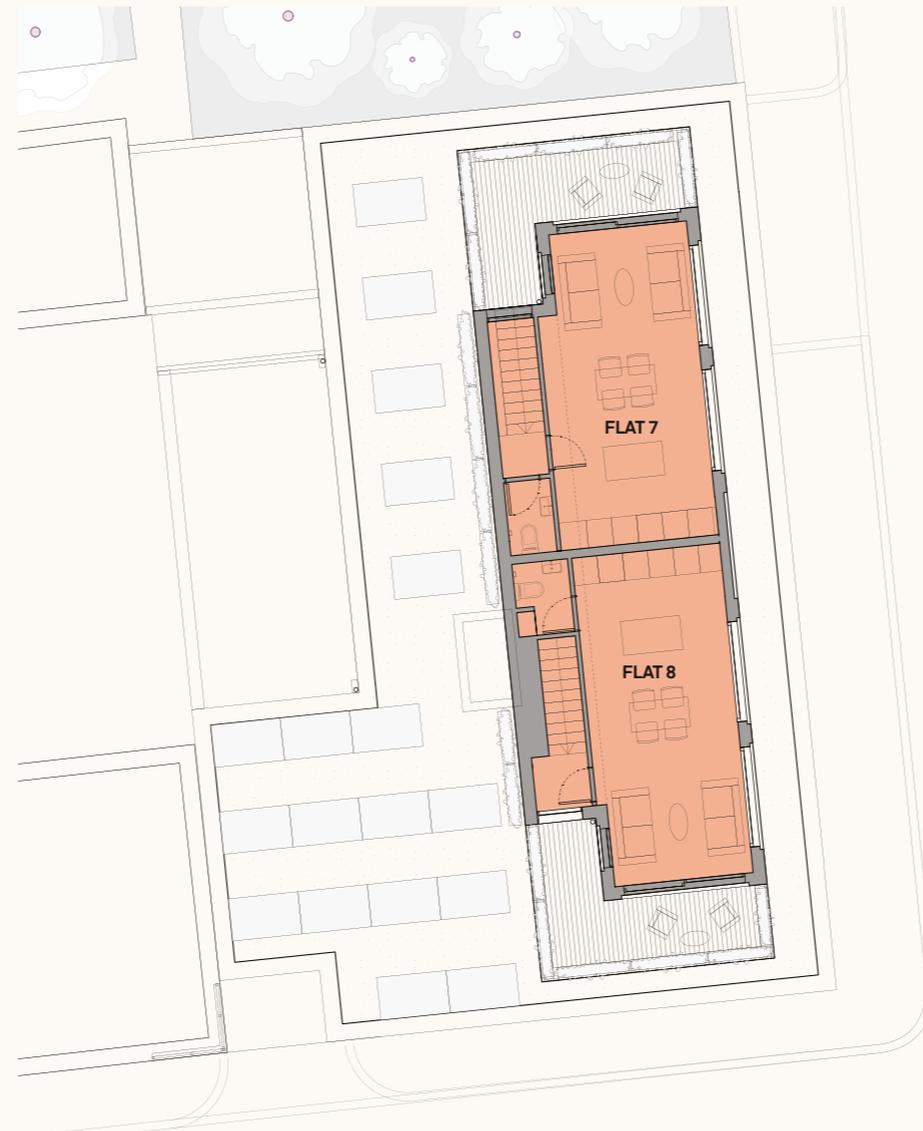
- OFFICE
- CORE
- 2B3P
- 1B2P
- 3B3P
- 2B4P



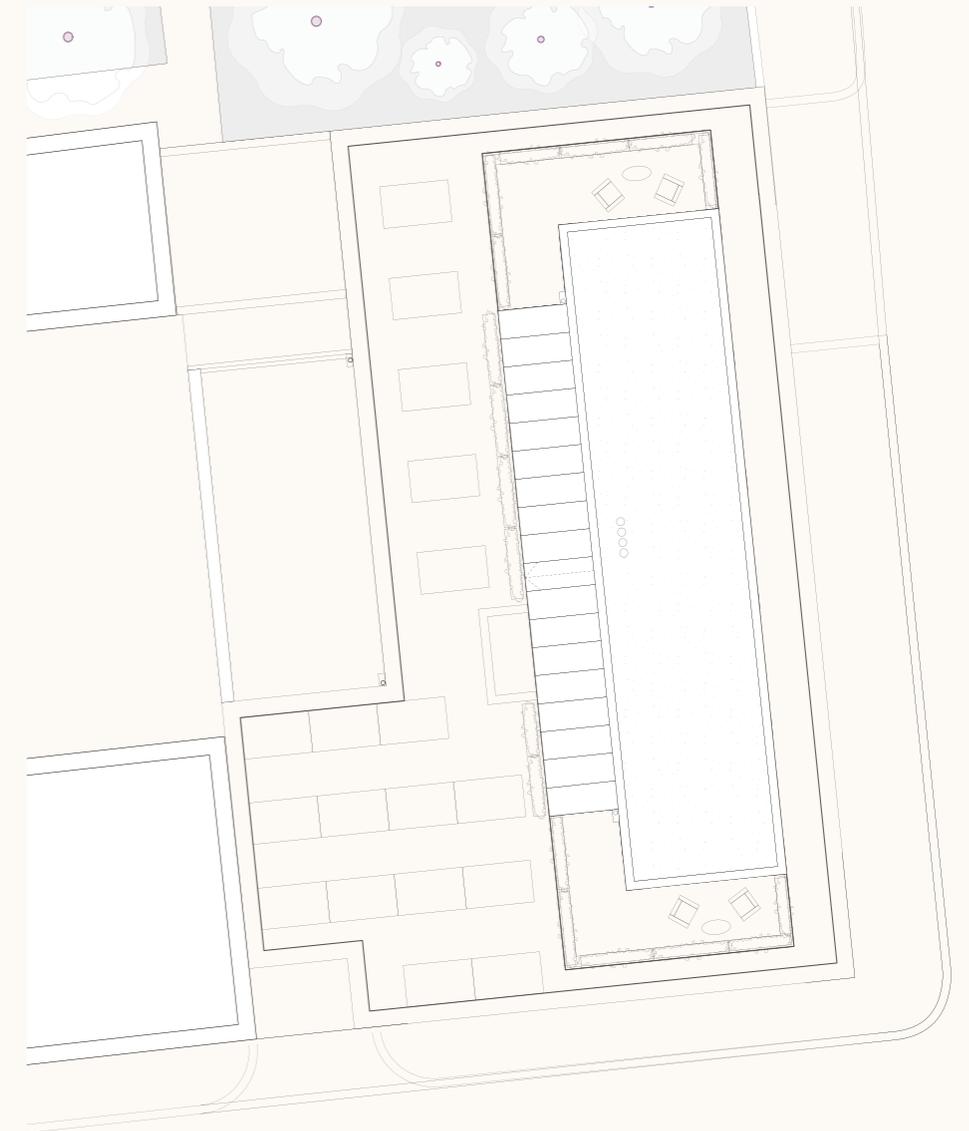
THIRD FLOOR



FOURTH FLOOR



ROOF



Not to Scale. For indicative purposes only.

# LOCAL MARKET COMPARABLES

## RECENT LOCAL DEVELOPMENTS INCLUDE:

Mode, Pratt Mews, Maple Building, Belsize Park Firehouse, and Belsize Lane.

Local exit values range from:

**£1,019 - £1,335 / sqft for a 1 bed**

**£948 - £1,355 / sqft for a 2 bed**

**£1,059 - £1,533 / sqft for a 3 bed**

It is our understanding that high specification new-build apartments trade for approximately:

**1 bed for £600,000 - £715,000**

**2 beds for £720,000 - £1,910,000**

**3 beds for £1,015,000 - £2,200,000**



**MODE**

NO. OF BEDROOMS	ACHIEVED £ / SQFT (FROM)	ACHIEVED £ / SQFT (TO)
1	£1,086	£1,274
2	£1,018	£1,043
3	£1,065	£1,091



**BELSIZE LANE**

NO. OF BEDROOMS	ACHIEVED £ / SQFT (FROM)	ACHIEVED £ / SQFT (TO)
2	£1,190	£1,239
3	£1,345	£1,424



**PRATT MEWS**

NO. OF BEDROOMS	ACHIEVED £ / SQFT (FROM)	ACHIEVED £ / SQFT (TO)
1	-	£1,274
2	£949	£1,029



**VABEL HAVERSTOCK**

NO. OF BEDROOMS	ACHIEVED £ / SQFT (FROM)
1	£1,177
2	£1,168
3	£1,000



**MAPLE BUILDING**

NO. OF BEDROOMS	ACHIEVED £ / SQFT (FROM)	ACHIEVED £ / SQFT (TO)
1	£976	£1,020
2	£1,173	£1,214
3	£1,220	£1,534



**BELSIZE PARK FIREHOUSE**

NO. OF BEDROOMS	ACHIEVED £ / SQFT (FROM)	ACHIEVED £ / SQFT (TO)
1	£1,299	£1,317
2	£1,318	£1,572

## ON THE MARKET



**CAMDEN GOODS YARD**

NO. OF BEDROOMS	£ / SQFT (FROM)	£ / SQFT (TO)
1	£1,600	£1,681
2	£1,717	£1,780
3	£1,835	£1,910

## PROPOSAL

The property is for sale freehold by way of informal tender (unless sold prior) at a **Guide Price of £3,350,000**, subject to contract.

## VAT

The property is not elected for VAT.

## FURTHER INFORMATION

A project data room has been set up and interested parties are able to find further information and associated documents by visiting:

[www.glpg.co.uk/properties/ferdinandplace](http://www.glpg.co.uk/properties/ferdinandplace)

Data Room Access Code: FERDINAND (case sensitive)

## DEBT ADVISORY

GLPG's Debt Advisory Team, GL Capital, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact the GL Capital team on:  
**0203 089 0695 or email [finance@glpg.co.uk](mailto:finance@glpg.co.uk).**

## CONTACT

For further information or to arrange an inspection, please contact the sole agent, GLPG or a member of our team below:

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## GLPG

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Designed and produced by: [SALIENT](#)

October 2023