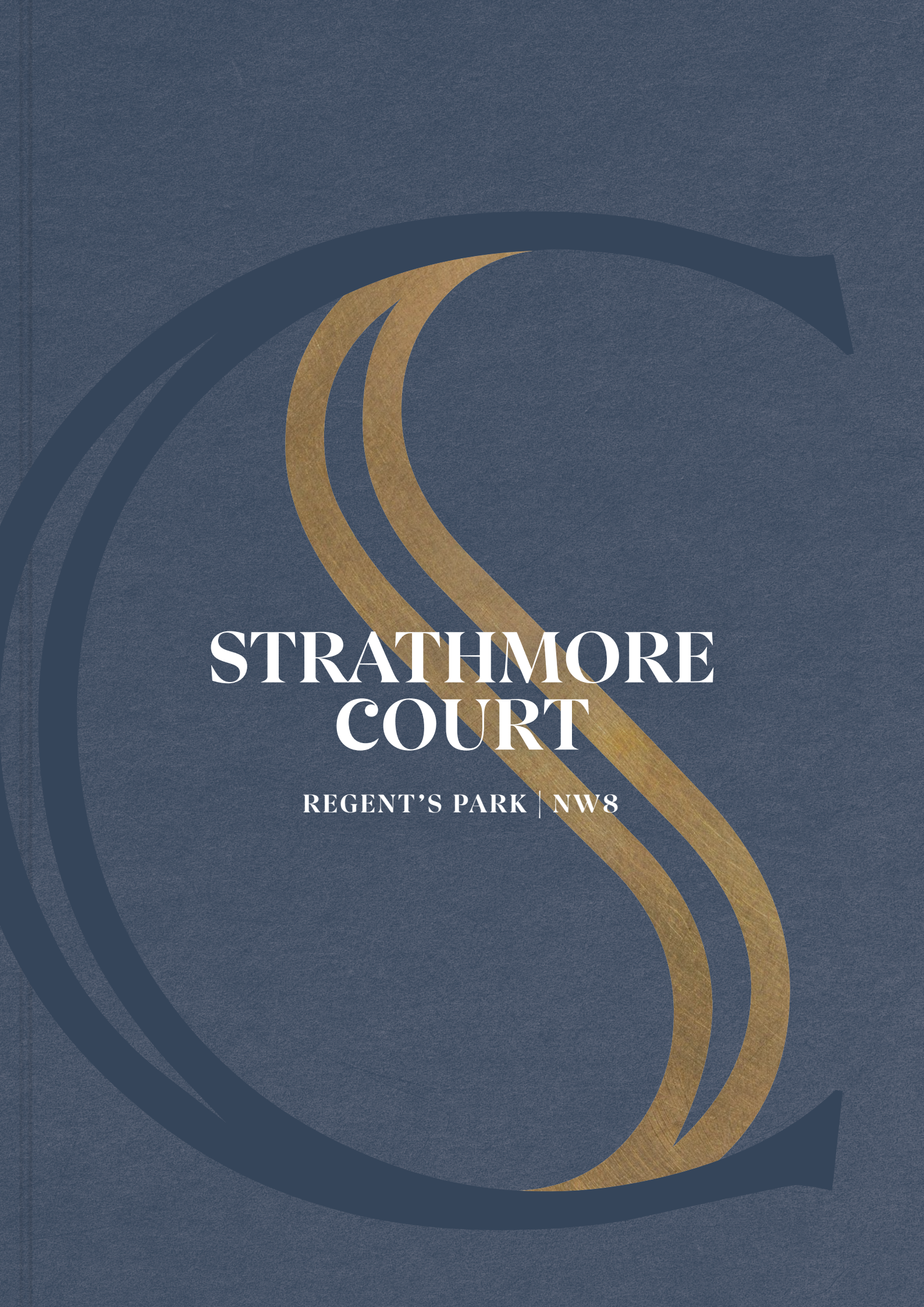


A large, stylized letter 'S' graphic that serves as a background for the text. The 'S' is composed of two main parts: a dark blue outer curve and a gold-colored inner curve. The gold curve has a textured, metallic appearance. The text is centered within the negative space of the 'S'.

STRATHMORE COURT

REGENT'S PARK | NW8

A RARE OPPORTUNITY TO ACQUIRE AN
UNBROKEN FREEHOLD ISLAND MANSION
BLOCK, IN PRIME CENTRAL LONDON WITH
VIEWS OVER REGENT'S PARK.

SOLD WITH GRANTED AND IMPLEMENTED
PLANNING PERMISSION

STRATHMORE COURT

REGENT'S PARK | NW8

CONTENTS

LOCATION	4
.....	
INVESTMENT OPPORTUNITY	8
.....	
EXISTING SPECIFICATION	20
.....	
EXISTING ACCOMMODATION SCHEDULE	28
.....	
COMMERCIAL UNITS	38
.....	
REDEVELOPMENT POTENTIAL	44
.....	
PROPOSED ACCOMMODATION SCHEDULE	50
.....	
FURTHER INFORMATION	58
.....	

LOCATION

EDWARDIAN MANSION BLOCK
OVERLOOKING REGENT'S PARK
COMPRISING 21 RESIDENTIAL
APARTMENTS AND 10 RETAIL UNITS

A SHORT WALK FROM ST JOHN'S
WOOD TUBE STATION



44,845 SQ FT
FOLLOWING
REDEVELOPMENT



INVESTMENT OPPORTUNITY

EDWARDIAN MANSION BLOCK OVERLOOKING REGENT'S PARK
 COMPRISING 21 RESIDENTIAL APARTMENTS AND 10 RETAIL UNITS
 A SHORT WALK FROM ST JOHN'S WOOD TUBE STATION

APARTMENTS

2X
 1 BEDROOM

4X
 2 BEDROOM

1X
 3 BEDROOM

5X
 4 BEDROOM

9X
 5 BEDROOM

- Ornate period finishes throughout including high ceilings, original woodwork and an elegant marble-clad lobby
- 21 apartments totalling 39,039 sq ft with implemented planning permission to increase to 30 units
- Planning permission granted in Feb 2019 for the full reconfiguration of the existing units as well as the erection of a three-storey rear extension
- Total residential NIA increases to 44,845 sq ft following redevelopment
- An ERV* of £41,981 per week or £2,183,024 p.a. (including commercial) in current condition. Refurbishing the existing apartments would give an estimated residential ERV* of £2.6m. A full refurbishment and redevelopment of the building would give a building ERV* of between £4.1m to £4.7m, depending on specification

- The GIA of the existing building totals 50,375 sq ft
- Ten retail units totalling 5,020 sq ft, let on commercial tenancies
- Apartment 8 is a regulated tenancy
- Apartments have been lightly refurbished and are in good rental condition
- All apartments and penthouses come with Westminster on-street parking permits
- A selection of apartments have views over Regent's Park and balconies or outside space
- New passenger lift, CCTV in common parts and key phone entry system
- Reception area and desk for porter

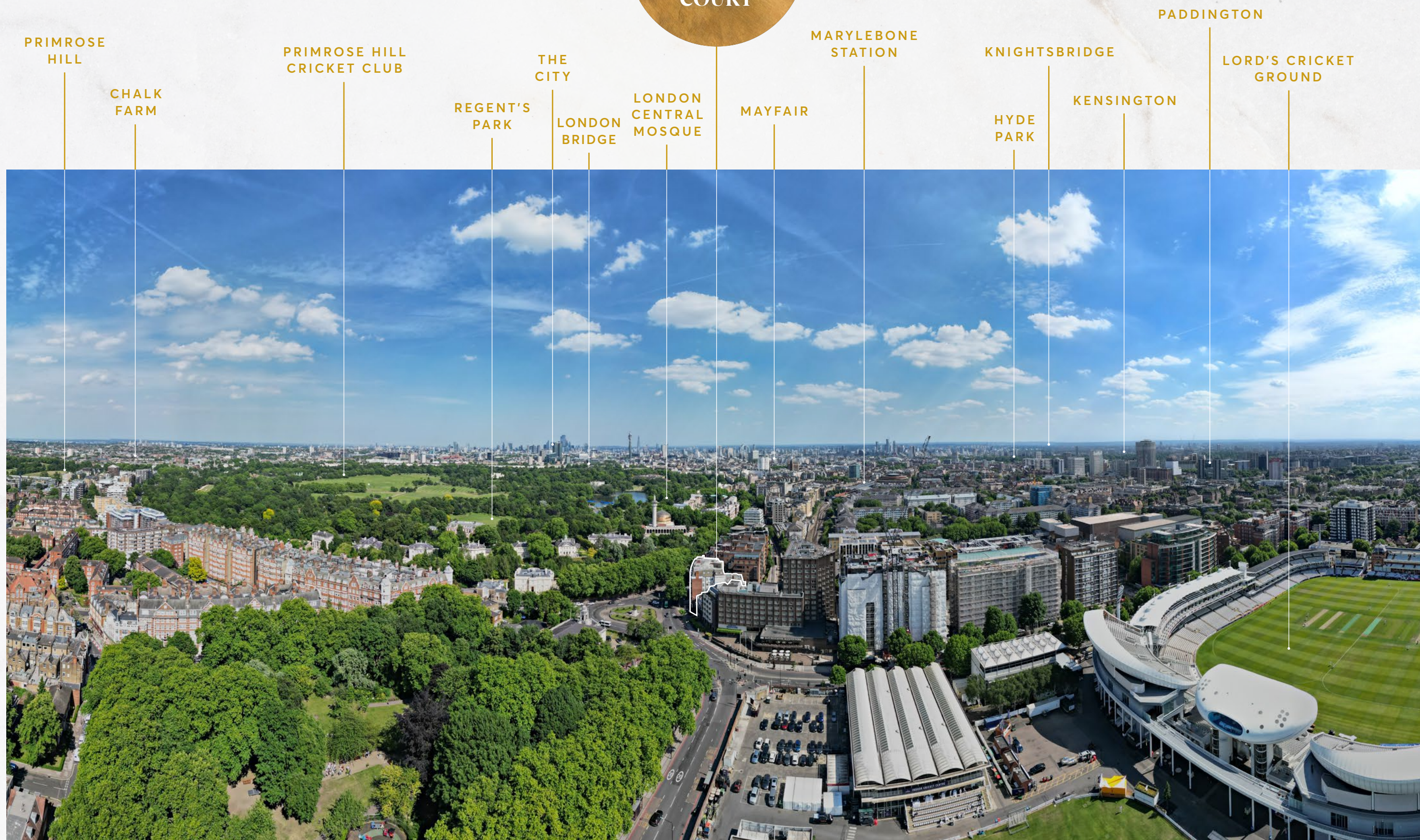
INVESTMENT

OPPORTUNITY

STRATHMORE COURT
OCCUPIES A PRIME CORNER
POSITION IN ONE OF
LONDON'S MOST UPMARKET
RESIDENTIAL LOCATIONS

STRATHMORE COURT







PRIME LOCATION NEXT TO LORD'S CRICKET GROUND WITH VIEWS ACROSS REGENCY'S PARK

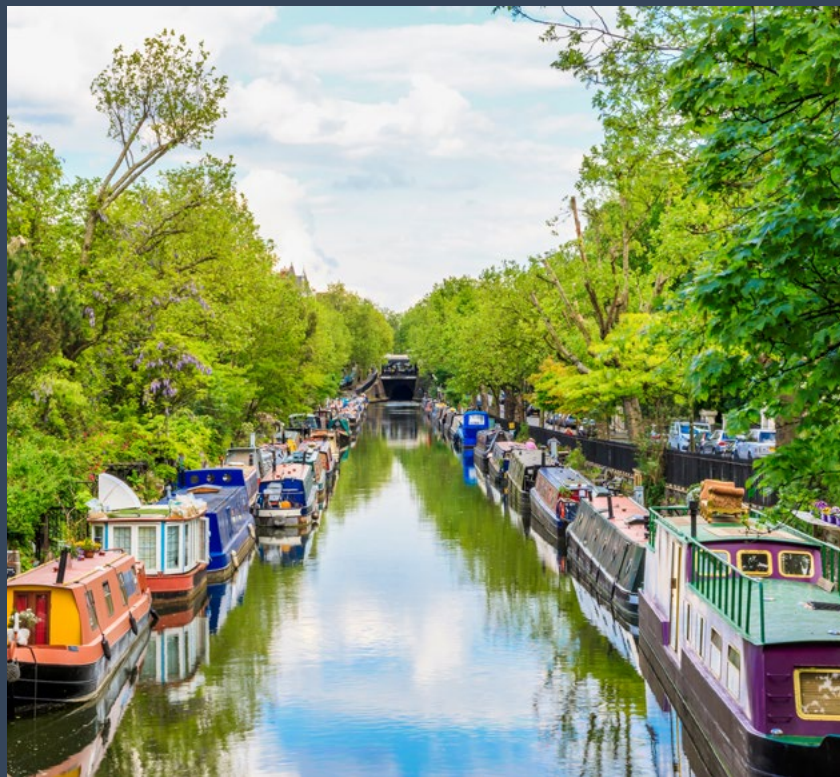
NESTLED BETWEEN LEAFY REGENCY'S PARK, LITTLE VENICE AND LORD'S CRICKET GROUND, STRATHMORE COURT OCCUPIES A PRIME CORNER POSITION IN ONE OF LONDON'S MOST UPMARKET RESIDENTIAL LOCATIONS.

With grand townhouses framing the royal park and a tranquil neighbourhood high street, Strathmore Court is a unique building in an affluent part of London with direct access into a Royal Park and the West End. Immediately next to the building sits the world famous Lord's Cricket Ground, the home of English cricket and where international test matches are held.

Abbey Road Studios, made famous by The Beatles are a short walk away and lead onto St John's Wood High Street, occupied by independent restaurateurs and boutique retailers. Strathmore Court is immediately opposite 410 acres of landscaped green space in Regency's Park with its famous history and classic architecture, including London's largest sports centre, an open-air theatre, boating lakes and stunning rose gardens. The Royal Park is also home to London's oldest scientific zoo and Regency's University.







CONNECTED LIVING

STRATHMORE COURT IS LOCATED IN THE LEAFY RESIDENTIAL AREA OF ST JOHN'S WOOD ON PARK ROAD, OVERLOOKING REGENT'S PARK.

The closest underground station is St John's Wood, located less than five minutes away and is served by the Jubilee Line.

Marylebone and Paddington Railway Stations, are nearby providing direct routes to Heathrow, Tottenham Court Road, Farringdon, Liverpool Street, Whitechapel, and Canary Wharf via Crossrail or Heathrow Express.

The A1 and A5 provide convenient access for vehicles. Cycle routes line local streets and allow for easy access into Regent's Park and Central London.

It is only 30-45 mins walk through Regent's Park into the heart of Central London.



TRAVEL TIMINGS



TUBE

From St John's Wood
(10 mins walk from Strathmore Court)

Baker Street	2 mins
Regent's Park	5 mins
Bond Street	5 mins
Oxford Circus	7 mins
Paddington	8 mins
Marble Arch	12 mins
Victoria	12 mins
King's Cross	14 mins



TAXI

From Strathmore Court

Hampstead Heath	10 mins
King's Cross St Pancras	12 mins
Bond Street	13 mins
Green Park	17 mins
Buckingham Palace	17 mins
Royal Albert Hall	19 mins
Harrods	19 mins
Bank	30 mins



BUS

From Strathmore Court

Piccadilly	10 mins
Knightsbridge	17 mins
Victoria	19 mins
South Kensington	22 mins
Sloane Square	26 mins
High Street Kensington	30 mins
Notting Hill	37 mins



AIRPORTS

Via Tube/Rail networks

Heathrow Airport	45 mins
City Airport	45 mins
Gatwick	56 mins



EDUCATION

Distance from Strathmore Court

London Business School	0.3 miles
The American School	0.4 miles
Regent's University	0.5 miles
Francis Holland, Regent's Park	0.6 miles
Wetherby Preparatory School	1.1 miles
University College London	1.6 miles
Lyndhurst House school	1.9 miles
King's College London	2.7 miles

EXISTING

SPECIFICATION

THE ACCOMMODATION IS EQUIPPED
WITH ALL THE MODERN AMENITIES
YOU WOULD EXPECT FROM SUCH
A PRIME LOCATION, WHILST
MAINTAINING THE MANY CLASSICAL
PERIOD FEATURES OF THE BUILDING



EXISTING SPECIFICATION



GENERAL

- Edwardian mansion block with period features and high ceilings
- Elegant and classic interior design throughout
- Neutral paint palette on walls throughout
- Phone entry pane
- Large entrance lobby with seating and porter desk
- Front facing apartments with panoramic park views
- New passenger lift to all floors
- Storage areas in basement
- Bespoke full FF&E rental package to the latest regulatory standards
- Residential on street parking permits available



LIGHTING & AV

- A mixture of pendant and spotlights
- A selection of apartments with up and down lights
- High speed broadband equipped



KITCHENS

- Fully fitted kitchens with a range of eye and base level units, with a mixture of integrated and standalone appliances
- A selection of apartments with eat-in kitchens
- Tiled floors to many, a few with laminate flooring
- A mixture of vinyl and wooden worktops
- Washing machine
- Washer dryers
- A mixture of chimney extractor hoods, extractor fans and integrated pull out hoods
- Spotlights in many kitchens



HEATING

- Communal gas heating and hot water (tenant contributions towards costs via recharge)
- Independent electric meters



LIVING ROOM & RECEPTION

- Sky connections available
- Large flat screen TVs
- Original sash windows with secondary double glazing
- A selection of apartments with double volume reception rooms
- Majority of apartments with luxury fitted carpets



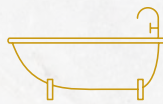
BEDROOMS

- Fitted carpets
- Large oversized double bedrooms with double beds
- Some bedrooms with en-suite



SECURITY & PEACE OF MIND

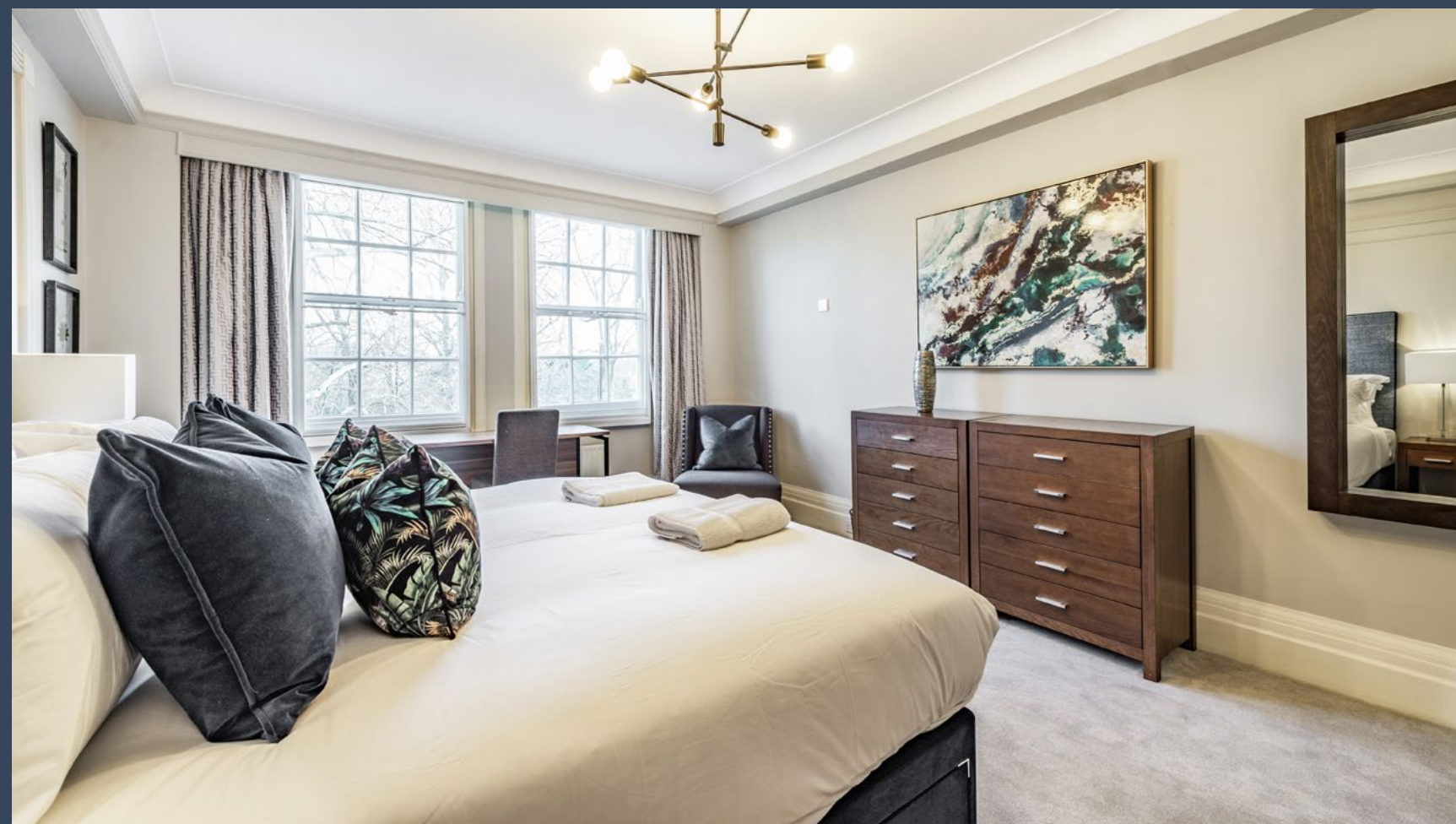
- On-site porter
- Phone entry system
- CCTV in communal areas
- All apartments provided with smoke alarms



BATHROOMS

- Fully fitted bathrooms with white sanitary ware
- Wash basins with chrome or brass fittings
- A selection of bathroom suites, some with walk-in showers, others with baths
- Heated towel rails
- White sinks, shower trays and baths
- A selection with separate WCs







EXISTING

ACCOMMODATION SCHEDULE

19 APARTMENTS & 2 PENTHOUSE
SUITES TOTALLING 39,039 SQ FT,
MANY WITH VIEWS OVER REGENT'S
PARK AND SOME WITH BALCONIES



APARTMENT	LEVEL	BEDS	SQ FT	SQ M	OUTSIDE SPACE/ ASPECT	SQ FT
Penthouse A	Sixth	4	2,114	196	Balcony with views over Regent's Park	97
Penthouse B	Sixth	4	2,135	198	Balcony with views over Regent's Park	97
Apartment 1	Fifth	4	2,386	221	Views of Regent's Park	-
Apartment 2	Fifth	5	2,503	232	Balcony with views over Regent's Park	-
Apartment 3	Fourth	5	2,391	222	Views of Regent's Park	-
Apartment 4	Fourth	5	2,546	236	Views of Regent's Park	-
Apartment 5	Third	4	2,400	222	Views of Regent's Park	-
Apartment 6	Third	4	2,553	237	Views of Regent's Park	-
Apartment 7	Third	3	1,791	166	Oblique views of Regent's Park & Mosque	-
Apartment 8*	Third	2	896	83	Rear Views	-
Apartment 9	Second	5	2,357	218	Views of Regent's Park	-
Apartment 10	Second	5	2,553	237	Views of Regent's Park	-
Apartment 11	Second	5	1,914	177	Oblique views of Regent's Park and Mosque	-
Apartment 12	Second	2	916	85	Church views	-
Apartment 14	First	5	2,362	219	Views of Regent's Park	-
Apartment 15	First	5	2,523	234	Views of Regent's Park	-
Apartment 16	First	5	1,937	179	Oblique views of Regent's Park & Mosque	-
Apartment 17	First	2	924	85	Rear Views	-
Apartment 18	Ground	2	896	83	Patio	334
Apartment 19	Ground	1	619	57	Rear Views	-
Apartment 20	Ground	1	323	30	Courtyard	-
TOTALS			39,039	3,627		463

* Regulated Tenancy

TENURE

=

FREEHOLD

GROUND FLOOR



KEY

- 1 bed
- 2 bed
- 3 bed
- 4 bed
- 5 bed



1



 1 bed
 2 bed
 3 bed
 4 bed
 5 bed



2



● 1 bed
 ● 2 bed
 ● 3 bed
 ● 4 bed
 ● 5 bed

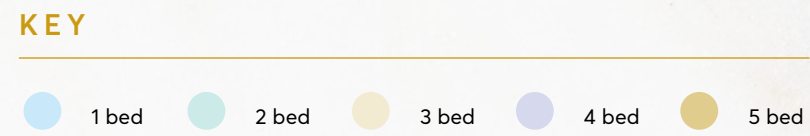


THIRD FLOOR

3

FOURTH FLOOR

4



FIFTH FLOOR

5



KEY

- 1 bed
- 2 bed
- 3 bed
- 4 bed
- 5 bed



SIXTH FLOOR

6



KEY

- 1 bed
- 2 bed
- 3 bed
- 4 bed
- 5 bed



COMMERCIAL

UNITS

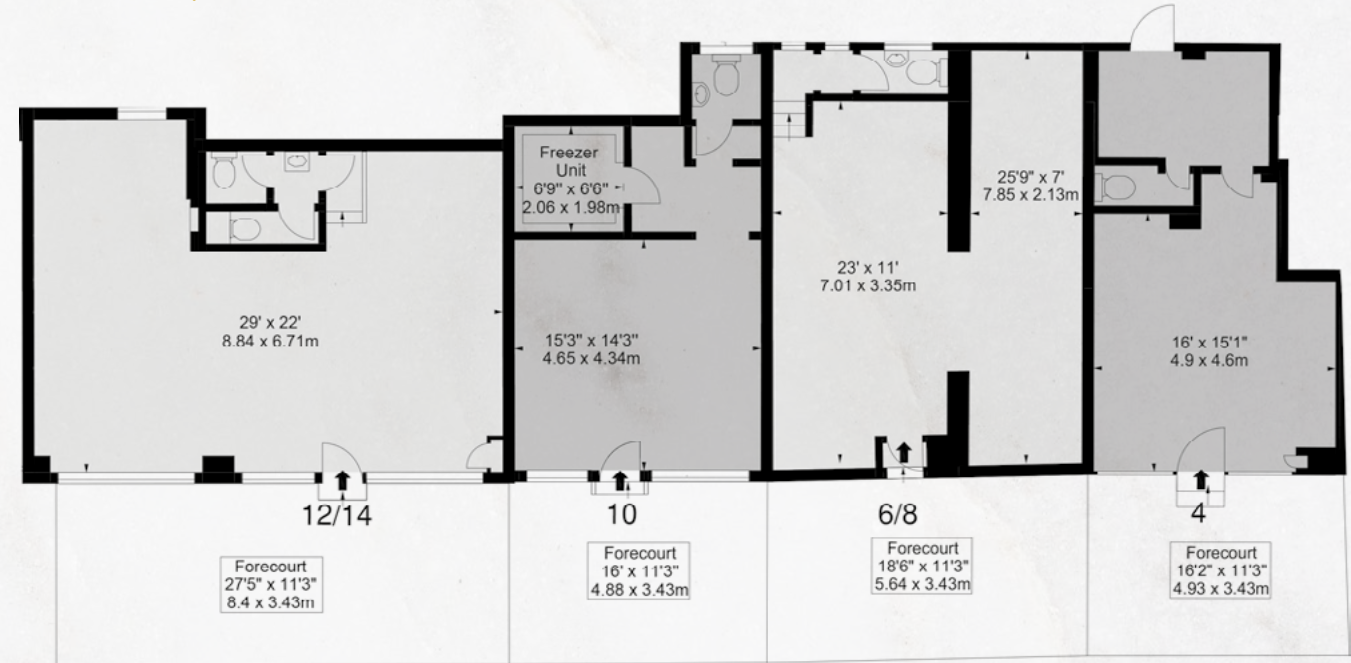
10 PRIME COMMERCIAL UNITS
ACROSS THE GROUND FLOOR OF
THE PROPERTY TOTALLING 5,020 SQ FT
OF RETAIL / LEISURE SPACE





COMMERCIAL & FORECOURT PLANS

UNITS 14 – 4, LODGE ROAD



UNIT	SQ FT
4 Lodge Road	341
6/8 Lodge Road	495
10 Lodge Road	343
12/14 Lodge Road	604
137/139 Lodge Road	649
139a Lodge Road	202
141 Park Road	628
145 Park Road	745
147 Park Road	635
149 Park Road	378
TOTALS	5,020

UNITS 137 – 149, PARK ROAD



STORAGE UNITS
(BASEMENT)



UNIT		SQ FT	UNIT		SQ FT
1		36	11		45
2		38	12		43
3		41	13		149
4		31	14		34
5		31	15		19
6		28	16		29
7		49	17		24
8		45	18		120
9		59	19		29
10		35	TOTALS		885

AREAS
SCHEDULE



CURRENT		SQ FT
Residential		39,039
Commercial		5,020
Storage Units		885
TOTAL		44,944
GIA (inc all plant and ancillary space)		50,375

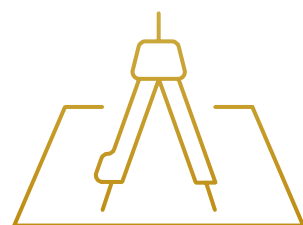
PROPOSED		SQ FT
Residential		44,845
Commercial		5,020
Storage Units		885
TOTAL		50,750
GIA (inc all plant and ancillary space)		57,614

RESIDENTIAL

POTENTIAL

PLANNING PERMISSION HAS BEEN GRANTED BY WESTMINSTER COUNCIL FOR THE BUILDING TO BE INCREASED FROM 21 UP TO 30 UNITS, VIA THE CONSTRUCTION OF A REAR THREE STOREY EXTENSION AND RECONFIGURATION OF EXISTING UNIT LAYOUTS





RESIDENTIAL POTENTIAL OVERVIEW

PLANNING PERMISSION WAS GRANTED BY WESTMINSTER COUNCIL ON 19TH FEBRUARY 2019 FOR THE BUILDING TO BE INCREASED FROM 21 UP TO 30 UNITS, VIA THE CONSTRUCTION OF A REAR THREE STOREY EXTENSION (REF: 18/10340/ FULL).

The planning includes alterations to the front entrance, the creation of terraces and balconies to all of the rear facing apartments and the addition of glass balconies to all park facing apartments. The addition of these terraces will create a significant uplift to the building and will result in most of the apartments benefiting from outside space. This will drive up the ERV* on the building leading to a potential £2.5m/114% increase in rent per annum.

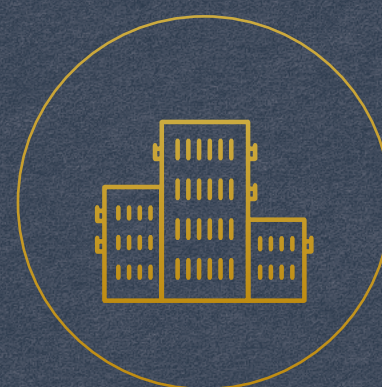
Ground floor apartments and penthouses will have improved glazing and rooflights. All the apartments will benefit from en-suite bathrooms and enhanced configuration, alongside quality outside space. The proposed redevelopment will provide significant ESG benefits, increasing the thermal performance of the building, providing significant cost-benefits to freeholder and occupants. The S106/CIL and social housing requirement has been satisfied and completed.

All tenants are held on standard AST's, with exception of Apartment 8. Vacant possession can be easily achieved. Please see tenancy schedule found in the dataroom.

In April 2021 the Westminster City Plan became formally adopted, part of this policy includes a maximum housing size of 200sqm in the borough. Several of the existing apartments are over 200sqm adding a rarity value to the current unit configuration, sizing that would no longer be achievable.



Computer Generated Image – used for illustrative purposes only



NINE ADDITIONAL
APARTMENTS



VIEWS OVER REGENT'S
PARK OR LORD'S



OVER 80% HAVE
OUTSIDE SPACE



IMPLEMENTED
PLANNING PERMISSION



THE ALTERATIONS WILL DRIVE UP THE ERV
ON THE BUILDING LEADING TO A POTENTIAL

£2.5M/114%

INCREASE IN RENT PER ANNUM



PROPOSED ACCOMMODATION SCHEDULE

Below is a breakdown of the new apartments and layouts based on the planning consent that has been granted

UNIT NO	LEVEL	BEDS	SQ FT	SQ M	OUTSIDE SPACE	SQ FT
0.01	Ground	2	1,475	137	Terrace	114
0.02	Ground	1	969	90	Terrace	183
1.01	First	2	1,582	147	Terrace	-
1.02	First	2	1,345	125	-	65
1.03	First	3	1,722	160	Balcony	33
1.04	First	2	1,432	133	Terrace	165
1.05	First	2	1,281	119	Balcony	79
2.01	Second	2	1,582	147	Balcony	101
2.02	Second	2	1,367	127	-	-
2.03	Second	3	1,722	160	Balcony	34
2.04	Second	2	1,432	133	Balcony	58
2.05	Second	2	1,281	119	Balcony	80
3.01	Third	2	1,690	157	Balcony	101
3.02	Third	2	1,367	127	-	-
3.03	Third	3	1,722	160	Balcony	33
3.04	Third	3	1,690	157	Balcony	58
3.05	Third	2	896	83	Balcony	80
4.01	Fourth	2	1,582	147	Balcony	101
4.02	Fourth	2	1,367	127	-	-
4.03	Fourth	1	1,722	160	Balcony	34
4.04	Fourth	1	1,356	126	Terrace	35
4.05	Fourth	2	1,238	115	Terrace	35
5.01	Fifth	2	1,582	147	Balcony	100
5.02	Fifth	2	1,292	120	-	-
5.03	Fifth	3	1,711	159	Balcony	34
5.04	Fifth	2	1,302	121	Terrace	35
5.05	Fifth	2	1,195	111	Terrace	35
6.01	Sixth	3	1,884	175	Terrace	161
6.02	Sixth	3	1,938	180	Terrace	164
6.03	Sixth	3	2,120	197	Terrace	90
TOTALS			44,845	4,166		463

GROUND FLOOR
GROUND FLOOR

G



KEY

- 1 bed
- 2 bed
- 3 bed
- 4 bed
- 5 bed



FIRST FLOOR

1



KEY

- 1 bed
- 2 bed
- 3 bed
- 4 bed
- 5 bed



SECOND FLOOR

2



KEY

- 1 bed
- 2 bed
- 3 bed
- 4 bed
- 5 bed

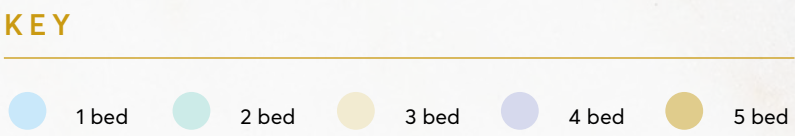


THIRD FLOOR

3

FOURTH FLOOR

4



FIFTH FLOOR

5

SIXTH FLOOR

6



KEY

- 1 bed
- 2 bed
- 3 bed
- 4 bed
- 5 bed



KEY

- 1 bed
- 2 bed
- 3 bed
- 4 bed
- 5 bed



STRATHMORE COURT

REGENT'S PARK | NW8

FURTHER INFORMATION

PROPOSAL

Unconditional offers are invited for the freehold interest in the property, either as an Asset sale, or as a sale of the SPV holding company (domiciled in Guernsey).

VAT

The building has not been elected for VAT.

AML

A successful bidder will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

VIEWINGS

Viewings are by appointment only and can be arranged through out in compliance with Knight Frank and JLL. The vendor's sole agents Knight Frank LLP and JLL. Viewings are undertaken at the viewers own risk and no liability will be accepted by the vendor,

DATAROOM

A project data room has been set up to host all relevant information on the site. Please contact vendor's sole agents for access details.

KEY CONTACTS



NICK ALDERMAN

Partner, Department Head Development
Nick.alderman@knightfrank.com
+44 (0) 7786 856 173

HARRISON COLLINS

Partner, Residential Investment
harrison.collins@knightfrank.com
+44 (0) 7773 258 694



OLIVER GIBSON

Director, Development and Investment
oliver.gibson@jll.com
+44 7867 455 354

MOHAMED ZAGHLOUL

Director, Private Office
mohamed.zaghoul@jll.com
+44 7561 866 546





*ERV's (page 7, 46 & 48) shown are an estimated target rent level of what the vendor can achieve in the current market. **They are not a formal valuation and Knight Frank do not warrant them.** The vendor is an experienced and large private landlord in central London, skilled in setting and achieving these figures. Furthermore, the figures shown are supported and justified by rents previously and currently achieved, these are also backed up by the tenancy schedule in the dataroom containing latest achieved rents.

Knight Frank and JLL give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. November 2023. © Copyright apply to photography, maps and plans – All Rights Reserved. Designed by Zest Design & Marketing August 2024 (02476).