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PRIVATE OFFICE



M A Y F A I R P R I V A T E O F F I C E

Covent Garden, WC2H

24 Earlham street

RARE FREEHOLD RESIDENTIAL INVESTMENT OPPORTUNITY



Grade II listed Prime Central London residential investment opportunity.

Located in the London Borough of Camden

One of a handful of attainable freehold residential buildings in **Seven Dials area of Covent Garden** moments from Leister Square, Soho and the Covent Garden Piazza

Ground floor retail premises sold off on a long lease, **Freehold includes 3 apartments on floors 1-4 comprising a total of 1,574 sqft GIA of residential accommodation**

- 2 x 1 beds
- 1 x 2 bed duplex

Significant asset management opportunity to push on rents

Passing Rent: £80,080
ERV: £103,220

The building was extensively converted in 2014 and has had a 100% occupancy rate since completion

Guide Price: £3,500,000 subject to contract

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24 EARLHAM STREET



24 Earlham street is a listed building that has been completely refurbished to an excellent standard in 2018 and comprises 3 unique apartments, (two 1 beds and a split level top floor 2 bed)

Each apartment benefits from bespoke interior design including oak wooden floors, intergrade and crafted kitchens, brushed chrome ironmongery, original fire places and wood panelling. These are a great example of modern living whilst maintaining period charm.

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24 EARLHAM STREET



Covent Garden is a shopping and entertainment hub in London's West End, Covent Garden centres on the elegant, car-free Piazza, home to fashion stores, craft stalls at the Apple Market, and the Royal Opera House. Street entertainers perform by 17th-century St. Paul's Church, and the London Transport Museum houses vintage vehicles. Upscale restaurants serve European cuisines, and nearby theatres draw crowds for plays and musicals.



24 EARLHAM STREET



Computer generated images – subject to change

Earham Street West – proposed public realm improvements

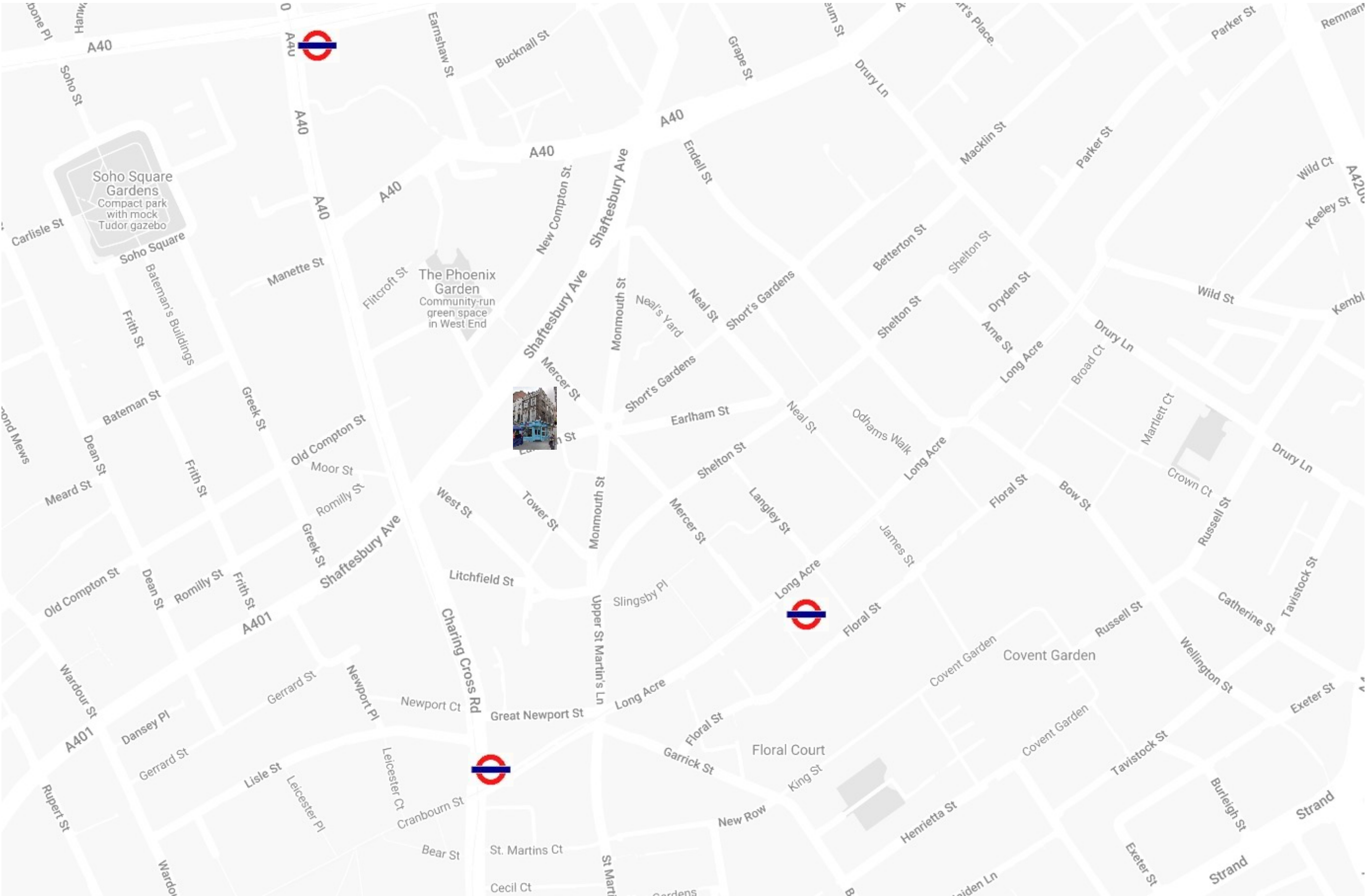
Earham Street West is part of the Seven Dials area in Covent Garden, which is formed of seven streets that radiate from the landmark Sundial Pillar. Seven Dials was laid in the late seventeenth century; it contains over two hundred listed buildings and a mix of shops, restaurants, bars, theatres, hotels and residential properties.

The street acts as a key entrance point to the Seven Dials area, but needs to be more pleasant and welcoming for residents and visitors.

Proposed Changes Between Shaftesbury Avenue and Tower Street

- A new public space by Shaftesbury Avenue to welcome people to the area, with York stone paving, trees and cycle parking. Seating could also be provided during the day, but removed at night.
- Tree species with a small canopy so that they do not block views to the Sundial Pillar. Trees would be located between shop fronts and away from the entrance to Cambridge Court to maintain safety and access for residents and businesses.
- Dropped kerbs at the junction of Shaftesbury Avenue and Earham Street to allow cycle access across the public space.
- A continuous surface across the public space area to provide more space for pedestrians.

24 EARLHAM STREET



Earlham street is located within five minutes walk from three main tube stations, Covent Garden, Leicester Square and Tottenham Court Road

- Central
- Northern
- Piccadilly

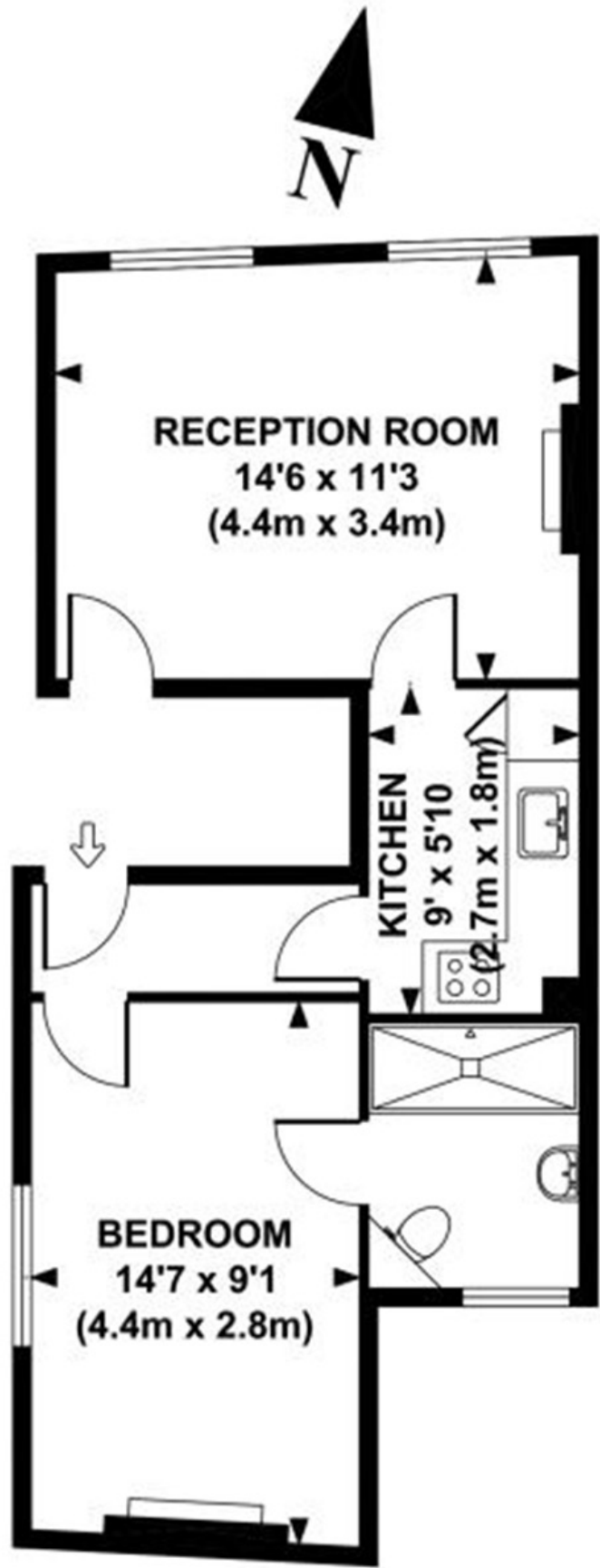
SPECIFICATION

Flat A – 1st Floor	Flat B - 2nd Floor	Flat C- 3rd Floor
Bedroom floor: Wool carpet	Bedroom floor: Wool Carpet	Bedroom floor: Wool carpet
Hallway, Living, Kitchen floor: Oak, pre- engineered flooring (Henley Oak Coffee)	Hallway, Living, Kitchen floor: Oak, pre- engineered flooring (Henley Oak Coffee)	Hallway, Living, Kitchen floor: Oak, pre- engineered flooring (Henley Oak Coffee)
Panelling: Original panelling in living room and bedroom	Panelling: Original panelling in living room and bedroom	Panelling: Original panelling in living room and bedroom
Walls: Paint finish (Dulux Subtle Ivory 4)	Walls: Paint finish (Dulux Subtle Ivory 4)	Walls: Paint finish (Dulux Subtle Ivory 4)
Kitchen countertop: Light Corian worktop	Kitchen countertop: Light Corian worktop	Kitchen countertop: Light Corian worktop
Kitchen joinery: High gloss handle-less units	Kitchen joinery: High gloss handle-less units	Kitchen joinery: High gloss handle-less units
Kitchen appliances: Integrated fridge/freezer, washing machine, dishwasher by Siemens or similar. 4 ring gas hob and oven. Under mounted sink	Kitchen appliances: Integrated fridge/freezer, washing machine, dishwasher by Siemens or similar. 4 ring gas hob and oven. Under mounted sink	Kitchen appliances: Integrated fridge/freezer, washing machine, dishwasher by Siemens or similar. 4 ring gas hob and oven. Under mounted sink
Bathroom floors: Italian tiles	Bathroom floors: Italian tiles	Bathroom floors: Italian tiles

SPECIFICATION

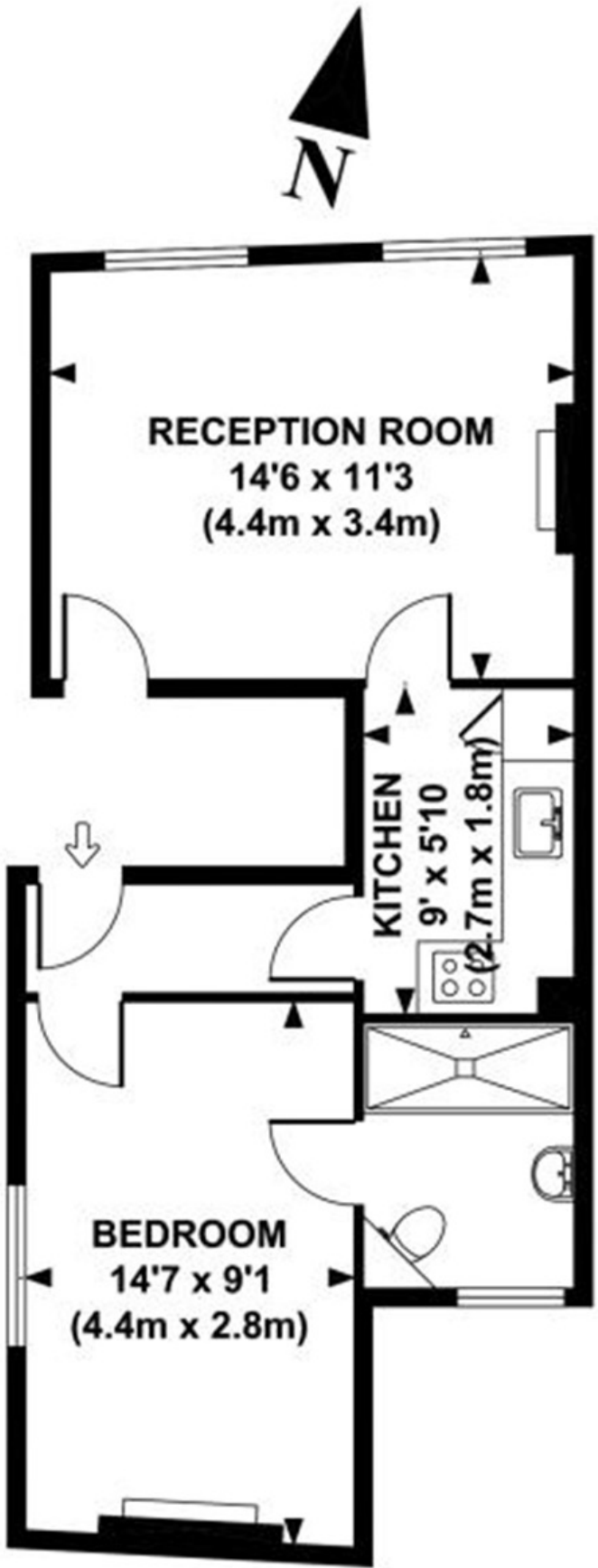
Bathroom fixtures & fittings: Duravit or similar; walk-in shower with raindance shower head	Bathroom fixtures & fittings: Duravit or similar; walk-in shower with raindance shower head	Bathroom fixtures & fittings: Duravit or similar; walk-in shower with raindance shower head
Bathroom joinery: Cabinets below sink, mirror over sink	Bathroom joinery: Cabinets below sink, mirror over sink	Bathroom joinery: Cabinets below sink, mirror over sink
Ironmongery: Brushed chrome finish to ironmongery and faceplates	Ironmongery: Brushed chrome finish to ironmongery and faceplates	Ironmongery: Brushed chrome finish to ironmongery and faceplates
Heating: Underfloor	Heating: Underfloor	Heating: Underfloor
Lighting: Chandelier and wall lights in living room ,2 chandeliers in bedroom, recessed spotlights elsewhere	Lighting: Chandelier and wall lights in living room ,2 chandeliers in bedroom, recessed spotlights elsewhere	Lighting: Chandelier and wall lights in living room ,2 chandeliers in bedroom, recessed spotlights elsewhere
Fireplaces: Original surround in living room; limestone surround in bedroom	Fireplaces: Limestone surround in living room and bedroom; original stove set into fireplace in bedroom	Fireplaces: Limestone surround in main bedroom and living room
		Internal stairs: Spiral staircase from Living Room to 2nd bedroom/2nd reception room
		Internal glass: Glass balustrade from 2nd bedroom/2nd reception room to Living room

FLOOR PLANS



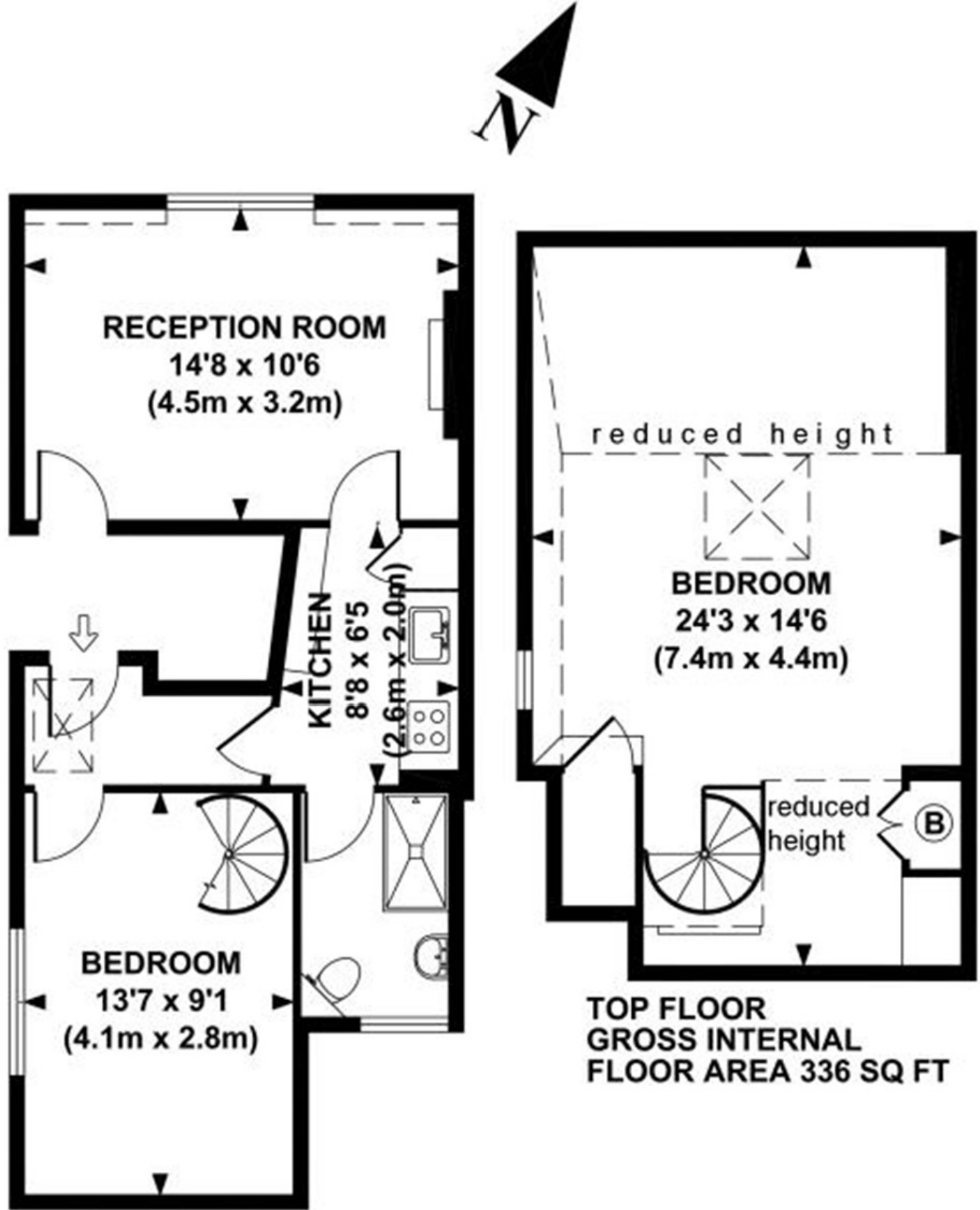
FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 420 SQ FT / 39 SQ M



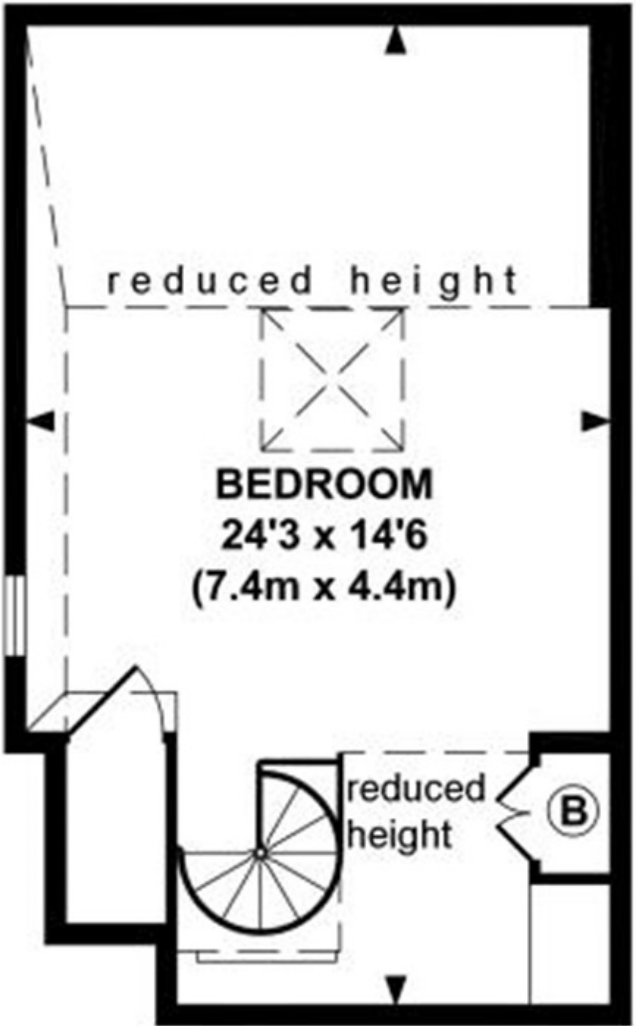
SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 420 SQ FT / 39 SQ M



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 398 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 734 SQ FT / 68 SQ M
(Includes Under Eaves Reduced Height and Storage Areas)



TOP FLOOR
GROSS INTERNAL
FLOOR AREA 336 SQ FT

Tenure

Freehold with retail sold off on a 999year lease on peppercorn

Proposal

We are instructed to seek offers in excess of **£3,500,000 (Three Million Five Hundred Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects a **Gross Initial Yield of 3% off the projected ERV's**

EPC's available on request

Tenancy Schedule

Flat	GIA Sqft	GIA Sqm	Passing Weekly Rent	Annual passing Rent	Tenancy Schedule	ERV PW
1st	420	39	£ 465.00	£ 24,180.00	30/06/2022	£595.00
2nd	420	39	£ 500.00	£ 26,000.00	15/02/2022	£595.00
3rd/4th	734	68	£ 575.00	£ 29,900.00	19/03/2023	£795.00

THE TEAM



DIRECTOR

**SEBASTIAN
OLIVER**

Director and co founder of Mayfair Private Office, Sebastian has worked in the London property market since 2009 and has transacted in excess of £400 million worth of real estate. Prior to Mayfair Private Office, Sebastian spent 6 years advising blue-chip developer clients at global real estate advisory firm, CBRE. Seb is a Spears 500 recommended Buying Agent with an enviable track record.



DIRECTOR

**CAMERON
SMITH**

Director and co founder of Mayfair Private Office, Cameron studied Commercial Real Estate but decided to follow his passion in Residential Development and Investment. He spent many years at CBRE and Strutt and Parker launching some of London's highest profile schemes before focusing his energy on Private Clients where he has helped advise and acquire over £500 million pounds worth of real estate. Cameron is a Spears 500 Top Recommended Property Investment Specialist.





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