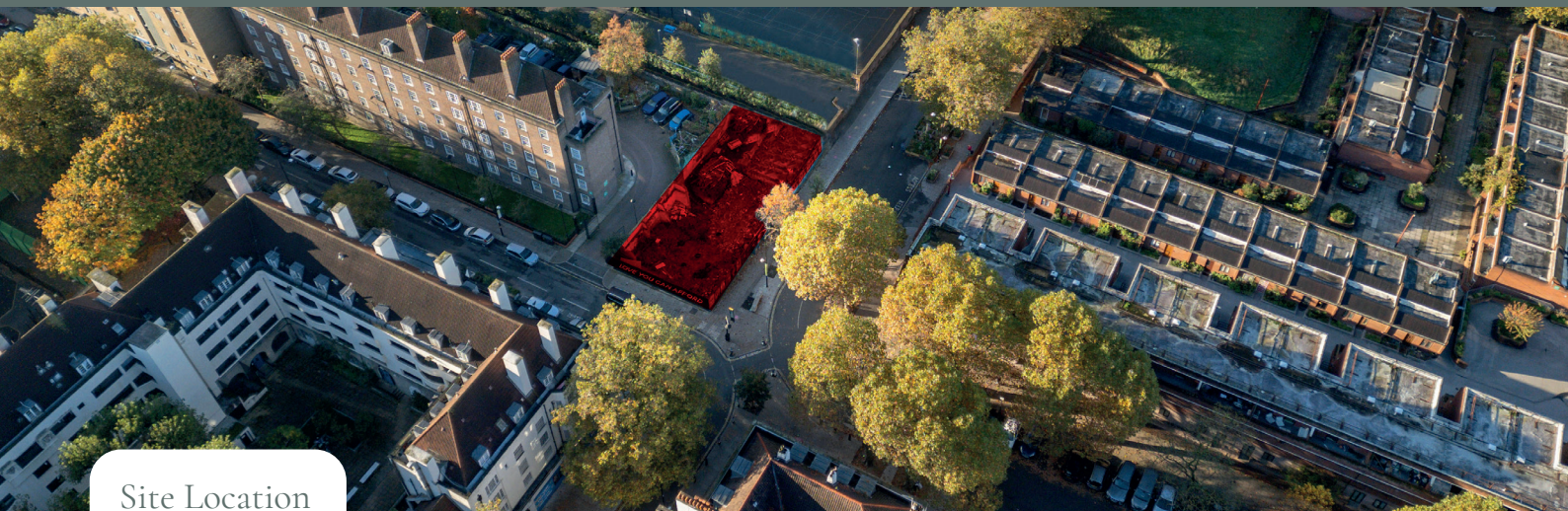


# Freehold Development Opportunity, London

42 Phoenix Road, Camden, NW1 1TA



## Site Location

The location is prominently positioned along Phoenix Road, just a 5 minute walk away from London Euston Station. Additionally, King's Cross and St Pancras International railway stations are both convenient, reachable within a 7-minute walk.

The site lies in direct proximity to London's 'Knowledge Quarter,' an expansive region spanning from Camden to Holborn which includes the notable corporate

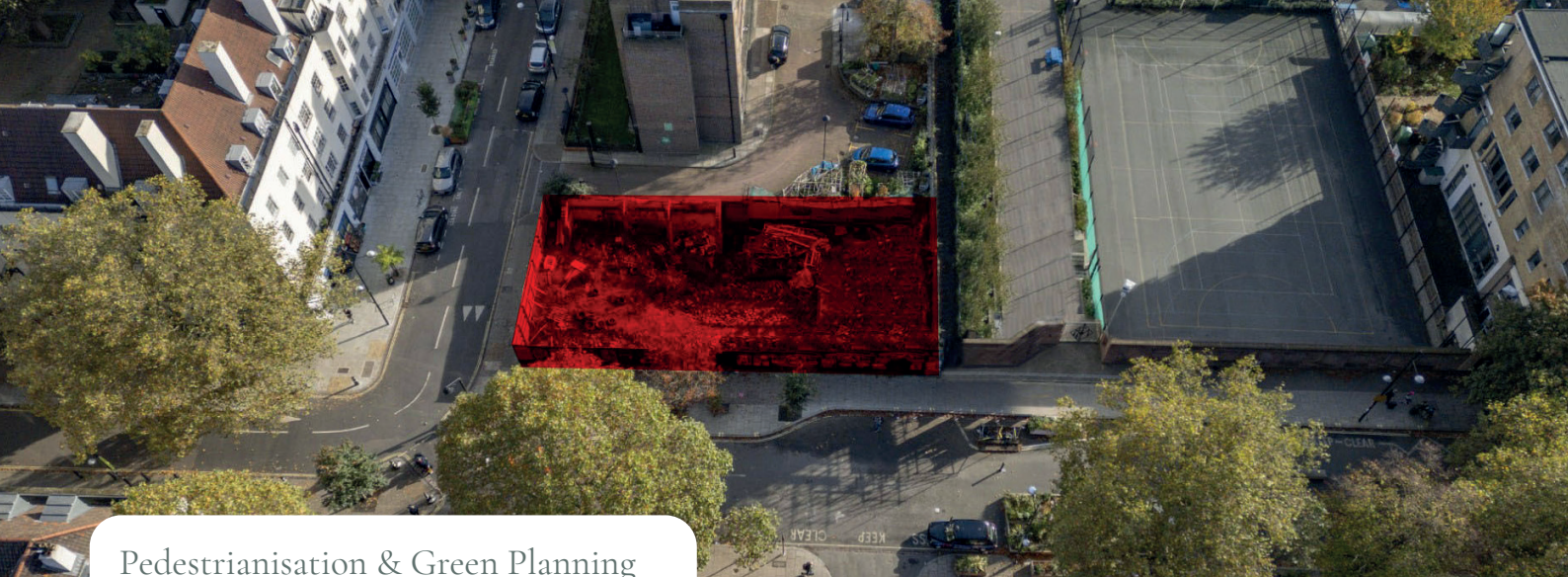
headquarters of Sony Music, Google, Universal Music, The Guardian, and Meta. As well as educational and research facilities such as The Francis Crick Institute, University of London, UCL, CSM, Wellcome Trust, The Alan Turing Institute and the new London Discovery Research Centre occupied by pharmaceutical giants Merck Sharp & Dohme. Leisure attractions nearby encompass Coal Drops Yard, the Charles Dickens Museum, Camden Market, the British Library and the famous Harry Potter's platform 9 and 3/4.



## Site Description

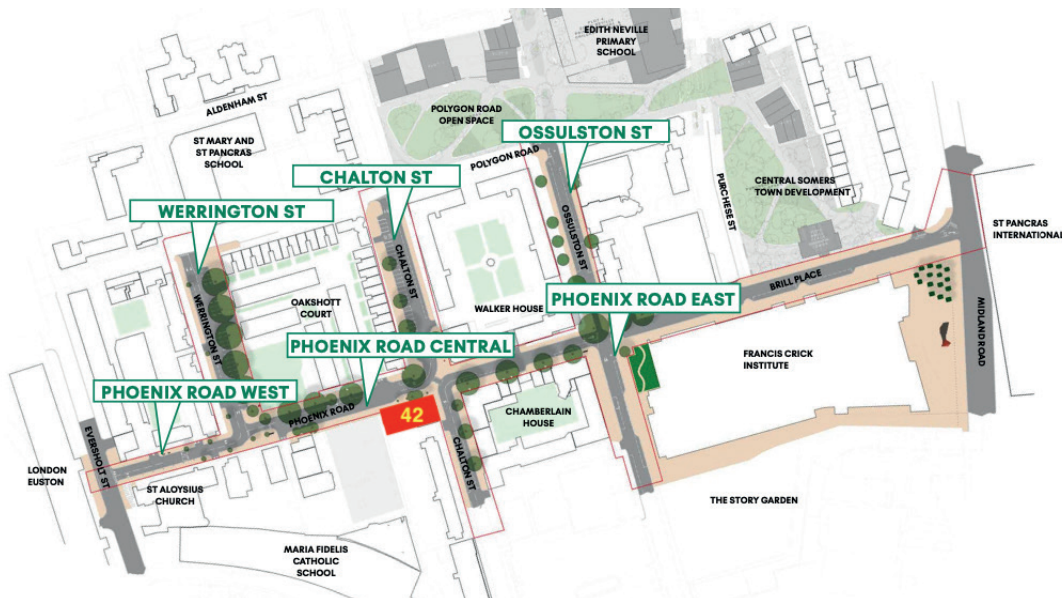
A cleared, level stand-alone site on a prominent corner, benefitting from being open on all sides. Extending to a gross footprint of 5,500 square feet.





## Pedestrianisation & Green Planning

Phoenix Road is officially designated by Camden Council as the pedestrian pathway connecting Euston, King's Cross and St Pancras International Station. Ongoing efforts are in progress to “green” Phoenix Road, the plans will enhance the street’s appearance by narrowing the road to a single lane, widening the pavements encouraging a café culture along the street.



## Accessibility Profile

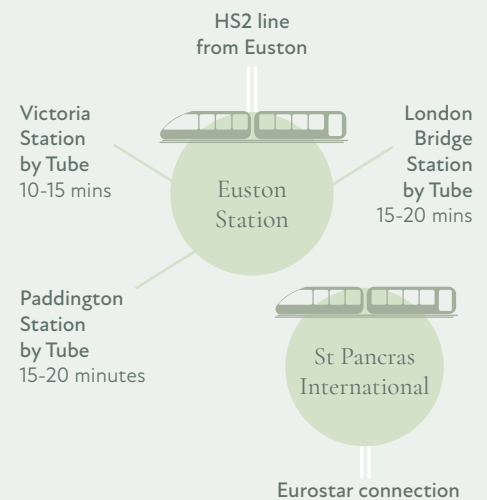
### By Road



### By Air



### By Rail





## Planning

The site benefits from a planning consent for a 53 bed, 6 storeys plus basement PBSA scheme. The site would be suitable for other uses including Hotel or a residential development.



## Contact Us

Our client has instructed us to sell the freehold interest in the site. Unconditional and Conditional offers will be considered. Further information is available upon request.

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## Anti-Money laundering

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

Misrepresentation act 1967. Unfair contract terms act 1977 the property misdescriptions act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. December 2024.