

20<sup>th</sup> December 2024

**Re: 6 Quex Road London NW6**

To whom it may concern

In relation to the above-mentioned property, it is unfortunately our opinion that the current/ long term demand for commercial office space in this location is dormant. We have other offices in surrounding locations that are designated commercial/ office use class areas, with better facilities however they are also currently vacant and we have been unable to secure commercial tenants.

Quex Road is a residential street situated in the heart of West Hampstead, a highly desirable location for residential properties. We believe this specific office space would be far better suited for conversion into a residential property. Furthermore, the building itself, a 1890s period property, lends itself perfectly to such a transformation, aligning with the residential character of the area.



**Craig Norman**  
**Abacus Estates**