

**FLEET ROAD  
HAMPSTEAD NW3**

**BY ORDER OF THE TRUSTEES  
FREEHOLD FOR SALE  
DEVELOPMENT OPPORTUNITY OR OCCUPATION**



Situated on the fringe of Hampstead, on the south side of Fleet Road, between the junctions of Southampton Road and Parkhill Road. Both Hampstead Heath mainline station and Belsize Park underground stations and within easy walking distance. Built circa 1900 is this four storey attractive building comprising double door entrance leading to ground floor main auditorium, wc, kitchen and two auxiliary rooms plus raised platform stage area, with rear entrance passage over adjoining premises. Internal stairs leading to basement comprising open plan room with natural daylight, fitted kitchen, disused wc, and pavement vault storage. First and second floors residential comprising large living room, two wcs and store plus two large bedrooms, bathroom, kitchen and separate wc.

The building will be sold unconditionally however, we believe there is potential and scope for future residential development or mixed usages, together with expansion of the building across the flat roof area.

<b>GROUND FLOOR</b>	<b>1509 SQ FT</b>
<b>BASEMENT</b>	<b>694 SQ FT</b>
<b>1<sup>ST</sup> FLOOR RESIDENTIAL</b>	<b>592 SQ FT</b>
<b>2<sup>ND</sup> FLOOR RESIDENTIAL</b>	<b>610 SQ FT</b>

Established usage is either D1 non-residential education and training centres, places of worship, religious instruction and church halls or D2 concert halls, indoor sports leisure uses.

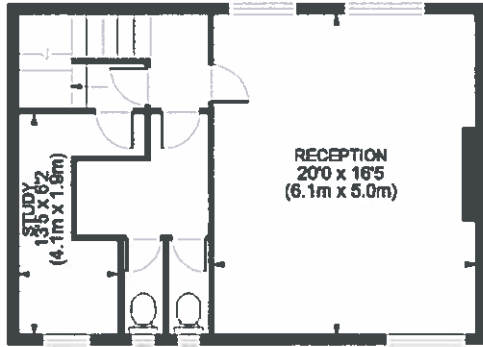
**TENURE** **FREEHOLD**

**PRICE** **£995,000**

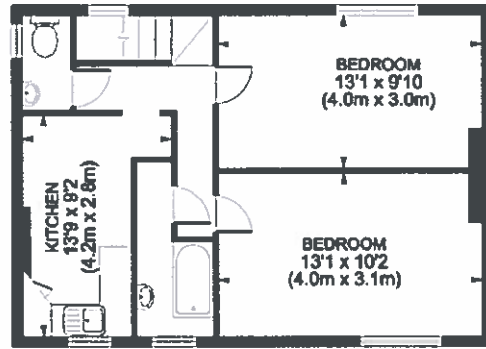
**VIEWING BY APPOINTMENT WITH DAY MORRIS  
ON 020 7482 4282**

**JOINT SOLE AGENTS WITH**

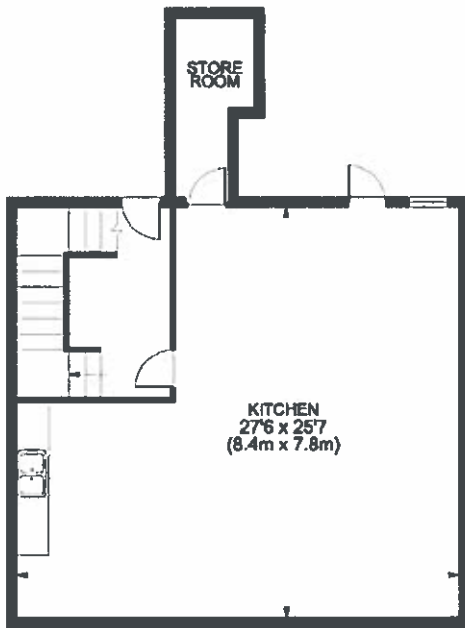
**BRUCE COMMERCIAL  
ON 020 7267 6772**



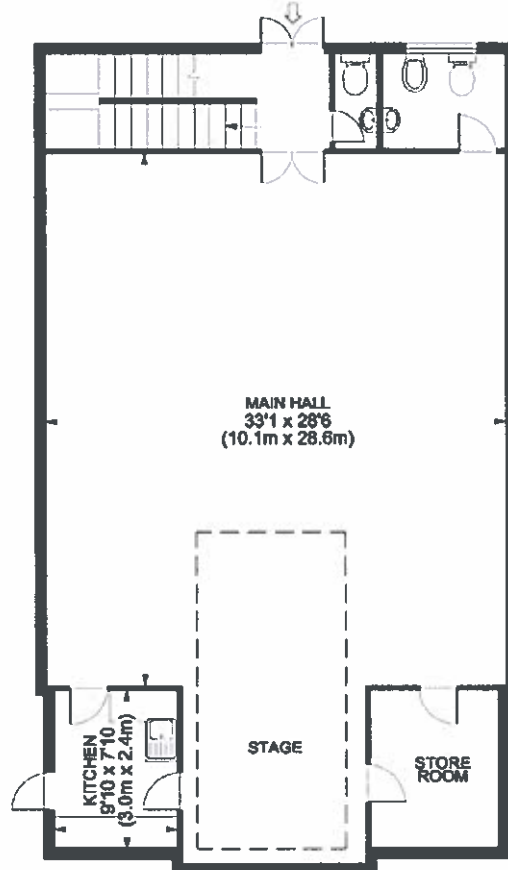
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 3293 SQFT 306 SQM  
FOR IDENTIFICATION ONLY NOT TO SCALE  
THEFLOORPLANSTUDIO.COM