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Dear Mr Macey

**Re: Unit 2, 44 St Pauls Crescent, London, NW1 9TN**

Since August 2018 we have been instructed to sell the above property. Thus far we've had in excess of 40 viewings which have produced one very low, speculative offer.

The main sticking point is the office element. There is very little desire for 'live/work' type properties in this area. The more popular live/work applicants are often artists, sculptors or more industrial type users who require less specialised 'live/work' units, more 'warehouse', cheaper and less luxurious living conditions.

Covid has also seen the demand for office space plummet.

By contrast, the neighbouring Unit 1 ( a whole residential house ) sold in 2017 within three weeks of marketing.

Yours sincerely



Emlyn Parks  
Director  
Chestertons

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