

# APPENDIX 3

**Site Name:** Highgate Road  
**Developer:** GM London  
**Date:** 19/11/2021  
**Produced by:** Land & New Homes



Plot No.	Floor	Bedrooms	Sq Mtrs	SqFt	Value	£ PSF
1	G	1	65	700	£600,000	857
2	G	1	72	779	£625,000	802
3	G	1	71	761	£625,000	821
4	G	1	65	702	£600,000	855
5	G	1	65	702	£600,000	855
6	G	1	68	734	£610,000	831
7	1	1	50	541	£480,000	887
8	1	2	70	753	£680,000	903
9	1	2	64	694	£630,000	908
10	1	1	56	605	£525,000	868
11	1	1	56	607	£525,000	865
12	1	2	63	678	£615,000	907
13	1	2	61	651	£595,000	914
14	1	2	63	679	£615,000	906
15	2	1	50	541	£490,000	906
16	2	2	70	753	£685,000	910
17	2	1	52	555	£495,000	892
18	2	2	79	853	£775,000	909
19	2	2	78	840	£775,000	923
20	2	1	50	541	£490,000	906
21	2	2	61	651	£605,000	929
22	2	2	63	679	£625,000	920
23	3	1	50	541	£490,000	906
24	3	2	70	753	£690,000	916
25	3	1	52	555	£495,000	892

26	3	2	79	853	£775,000	909
27	3	2	78	840	£770,000	917
28	3	1	50	541	£490,000	906
29	3	2	61	651	£615,000	945
30	3	2	63	679	£635,000	935
31	4	3	116	1243	£1,100,000	885
32	4	1	52	555	£500,000	901
33	4	2	79	853	£785,000	920
34	4	2	78	840	£780,000	929
35	4	1	50	541	£495,000	915
36	4	2	61	651	£600,000	922
37	4	2	63	679	£640,000	943
38	5	1	50	541	£500,000	924
39	5	2	61	651	£620,000	952
40	5	2	63	679	£640,000	943
41	6	3	96	1029	£950,000	923
42	6	3	96	1030	£950,000	922
<b>29,704</b>					<b>£26,785,000</b>	<b>902</b>

Comments: The prices quoted in this schedule are our opinion of net achievable prices in today's market, taking into account the plans and specification provided or if one has not been provided we have assumed a satisfactory specification for a scheme of this nature & that they will benefit from good quality marketing material and a finished unit. They are given in good faith and for your companies exclusive use and do not represent a formal valuation for a loan or bank security. They should not be disclosed to a third party without prior written consent. We have assumed that all the necessary planning & building regulations will be sought and adhered to.

**Address:** 19-37 Highgate Road, Kentish Town NW5 1NS  
**Client:** GM London  
**Ref:** LRDSM  
**Date:** 24/11/2021

Unit	Floor	Beds	GIA (Sq M)	GIA (Sq ft)	Outside Space	Net Achievable Price	Net Epsf	Gross Marketing Price	Gross Epsf	Aspect
1	GF	1B2P	66	710	Terrace	£605,000	£852	£635,000	£894	
2	GF	1B2P	63	678	Terrace	£585,000	£863	£615,000	£907	
3	GF	1B2P	60	646	Terrace	£565,000	£875	£595,000	£921	
4	GF	1B2P	65	700	Terrace	£600,000	£858	£630,000	£900	
5	GF	1B2P	63	678	Terrace	£585,000	£863	£615,000	£907	
6	1	2B3P	62	667	Terrace	£600,000	£899	£630,000	£944	
7	1	2B3P	63	678	Terrace	£605,000	£892	£635,000	£936	
8	1	2B4P	69	743	Terrace	£635,000	£855	£670,000	£902	
9	1	2B4P	74	797	Terrace	£675,000	£847	£710,000	£891	
10	1	1B2P	50	538	Terrace	£535,000	£994	£565,000	£1,050	
11	1	2B3P	64	689	Terrace	£620,000	£900	£650,000	£944	
12	1	2B3P	62	667	Terrace	£600,000	£899	£630,000	£944	
13	1	1B2P	50	538	Terrace	£535,000	£994	£565,000	£1,050	
14	1	1B2P	51	549	Terrace	£540,000	£984	£570,000	£1,038	
15	2	2B4P	72	775	Terrace	£670,000	£865	£705,000	£910	
16	2	1B2P	53	570	Terrace	£555,000	£973	£585,000	£1,025	
17	2	2B4P	73	786	Terrace	£675,000	£859	£710,000	£904	
18	2	2B4P	70	753	Terrace	£655,000	£869	£690,000	£916	
19	2	1B2P	51	549	Terrace	£545,000	£993	£575,000	£1,047	
20	2	2B3P	64	689	Terrace	£620,000	£900	£655,000	£951	
21	2	2B3P	62	667	Terrace	£605,000	£907	£635,000	£952	
22	2	1B2P	50	538	Terrace	£540,000	£1,003	£570,000	£1,059	
23	2	1B2P	51	549	Terrace	£545,000	£993	£575,000	£1,047	
24	3	2B4P	72	775	Terrace	£680,000	£877	£715,000	£923	
25	3	1B2P	53	570	Terrace	£560,000	£982	£590,000	£1,034	
26	3	2B4P	73	786	Terrace	£685,000	£872	£720,000	£916	
27	3	2B4P	70	753	Terrace	£665,000	£883	£700,000	£929	
28	3	1B2P	51	549	Terrace	£550,000	£1,002	£580,000	£1,057	
29	3	2B3P	64	689	Terrace	£625,000	£907	£660,000	£958	
30	3	2B3P	62	667	Terrace	£610,000	£914	£640,000	£959	
31	3	1B2P	50	538	Terrace	£545,000	£1,013	£575,000	£1,068	
32	3	1B2P	51	549	Terrace	£550,000	£1,002	£580,000	£1,057	
33	4	2B4P	72	775	Terrace	£690,000	£890	£725,000	£935	
34	4	1B2P	53	570	Terrace	£565,000	£990	£595,000	£1,043	
35	4	2B4P	73	786	Terrace	£695,000	£884	£730,000	£929	
36	4	2B4P	70	753	Terrace	£675,000	£896	£710,000	£942	
37	4	1B2P	51	549	Terrace	£555,000	£1,011	£585,000	£1,066	
38	4	2B3P	64	689	Terrace	£630,000	£915	£665,000	£965	
39	4	2B3P	62	667	Terrace	£615,000	£922	£645,000	£966	
40	4	3B5P	103	1,109	Terrace	£1,000,000	£902	£1,050,000	£947	
41	5	2B4P	72	775	Terrace	£700,000	£903	£735,000	£948	
42	5	1B2P	53	570	Terrace	£570,000	£999	£600,000	£1,052	
43	5	2B4P	73	786	Terrace	£705,000	£897	£740,000	£942	
44	5	2B4P	74	797	Terrace	£710,000	£891	£745,000	£935	
45	5	3B5P	103	1,109	Terrace	£1,010,000	£911	£1,065,000	£961	
46	6	3B5P	126	1,356	Terrace + Private Terrace	£1,200,000	£885	£1,265,000	£933	
47	6	3B5P	103	1,109	Terrace + Private Terrace	£1,040,000	£938	£1,095,000	£988	
			<b>3,106</b>	<b>33,433</b>		<b>£30,525,000</b>	<b>£913</b>	<b>£32,125,000</b>	<b>£961</b>	

Scheme Summary			GIA (Sq ft)		Net Achievable Prices (£)		Gross Marketing Prices (£)			
Type	Number	Mix %	Total	Average	Total	Average	Epsf	Total	Average	Epsf
1B2P	19	40%	11,141	586	£10,630,000	£559,474	£954	£11,200,000	£589,474	£1,005
2B3P	10	21%	6,770	677	£6,130,000	£613,000	£905	£6,445,000	£644,500	£952
2B4P	14	30%	10,839	774	£9,515,000	£679,643	£878	£10,005,000	£714,643	£923
3B5P	4	9%	4,682	1,171	£4,250,000	£1,062,500	£908	£4,475,000	£1,118,750	£956
Summary	47	100%	33,433	711	£30,525,000	£649,468	£913	£32,125,000	£683,511	£961

**Assumptions / Notes:**

- Pricing based on schedule of accommodation and floor plans provided by the client.
- Reasonable levels of ground rent and service charges.
- High specification levels, in-line with expectations for new builds in the area.
- Apartments are sold on long leases - minimum 250 years. Houses are sold freehold.
- Prices exclude car parking revenue.
- High on-site security provisions including controlled access and CCTV.

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**Developer:** GM London  
**Date:** 19/11/2021  
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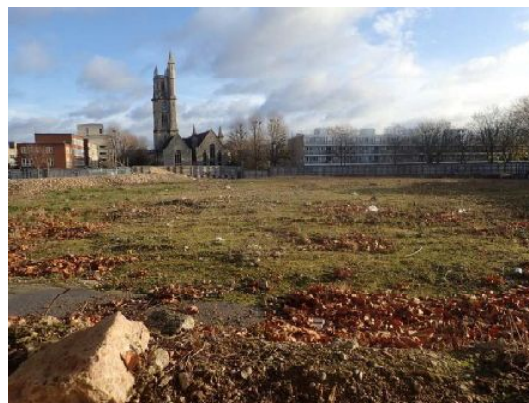


Plot No.	Floor	Bedrooms	Sq Mtrs	SqFt	Value	£ PSF
1	G	1	66	709	£600,000	846
2	G	1	63	674	£570,000	846
3	G	1	60	647	£560,000	866
4	G	1	65	700	£600,000	858
5	G	1	63	678	£570,000	841
6	1	2	62	663	£580,000	874
7	1	2	63	679	£610,000	898
8	1	2	69	746	£680,000	912
9	1	2	74	796	£700,000	879
10	1	1	50	538	£480,000	892
11	1	2	64	693	£600,000	866
12	1	2	62	668	£590,000	883
13	1	1	50	543	£480,000	884
14	1	1	51	547	£480,000	877
15	2	2	72	775	£660,000	852
16	2	1	53	567	£490,000	863
17	2	2	73	789	£690,000	874
18	2	2	70	752	£665,000	884
19	2	1	51	547	£485,000	886
20	2	2	64	693	£610,000	881
21	2	2	62	667	£585,000	876
22	2	1	50	543	£485,000	893
23	2	1	51	547	£490,000	896

24	3	2	72	775	£685,000	884
25	3	1	53	567	£495,000	872
26	3	2	73	789	£695,000	881
27	3	2	70	752	£665,000	884
28	3	1	51	547	£490,000	896
29	3	2	64	693	£615,000	888
30	3	2	62	667	£590,000	884
31	3	1	50	543	£490,000	902
32	3	1	51	547	£500,000	914
33	4	2	72	775	£690,000	891
34	4	1	53	567	£515,000	908
35	4	2	73	789	£705,000	894
36	4	2	70	752	£675,000	898
37	4	1	51	547	£500,000	914
38	4	2	64	693	£625,000	902
39	4	2	62	667	£600,000	899
40	4	3	103	1,109	£950,000	856
41	5	2	72	775	£700,000	904
42	5	1	53	567	£525,000	925
43	5	2	73	789	£715,000	906
44	5	2	74	801	£725,000	905
45	6	3	103	1,109	£975,000	879
46	6	3	126	1,354	£1,200,000	887
47	6	3	103	1,108	£975,000	880
				<b>33,445</b>	<b>£29,560,000</b>	<b>885</b>

# St Martin's Walk (Bacton Low Rise Estate)

<b>Street</b>	Wellesley Road Haverstock Road, 113a,115 and 117 Wellesley Road and 2-16 Vicar's Road
<b>Local Authority</b>	Camden
<b>Full Postcode</b>	NW5 4PN <a href="#">Google Maps</a>
<b>Development Status</b>	Construction or Complete & Unsold
<b>Construction Status</b>	Under construction - Private On Hold
<b>Site Area (Hectares):</b>	1.900



## Main Players

Role	Company	Phone	Website
Land owner	London Borough of Camden	020 7974 4444	<a href="http://www.camden.gov.uk">www.camden.gov.uk</a>
Planner or Architect	Quod	020 3597 1000	<a href="http://www.quod.com">www.quod.com</a>
Agent	Savills	020 7499 8644	<a href="http://www.savills.com">www.savills.com</a>

## Scheme Progress

Date	Comments
4 Jan 2022	Phase 1 had 21 private units and completed and sold out in early 2019. The land for Phase 2 has been cleared but construction has yet to commence. The phase was meant to contain 69 private units leaving 86 for Phase 3, but given the passage of time that is all probably up for review.
28 Mar 2019	The last of the 21 private units in Phase 1 sold at the beginning of March 2019, although exchange is pending the release of Help to Buy funding. Phase 1 completed during Q2 2017 and whilst the Phase 2 land has been cleared construction has yet to commence.
17 Dec 2018	At the end of Q4 2018 two units remain to be sold of the 21 private units in Phase 1, which completed during Q2 2017. Phase 2 land has been cleared but construction has yet to commence.
19 Sep 2018	At the end of Q3 2018 six units remain to be sold of the 21 private units in Phase 1, which completed during Q2 2017. The current pricelist shows a 1-bed at £515,000 and two beds from £600,000 to £810,000, although it sounds as if in reality prices will shortly be trimmed so that the majority of the remaining units fit under the Help to Buy ceiling. Phase 2 land has been cleared but construction is yet to commence.
18 Jun 2018	Prices have been dropped by between 10 to 15% during Q2 2018. Three more units have sold during this period leaving nine to go of the 21 completed in Phase 1. The current pricelist shows a 1-bed at £515,000 and 2-beds from £600,000 to £810,000. Phase 2 is due to include 69 private sale units and site clearance has more or less completed.
23 Mar 2018	At the end of Q1 2018 there were still 12 units left available from the first phase of 21. The current pricelist shows 1-beds from £515,000, 2-beds from £620,000 and an average of £870 psf, which one can only assume is a little high. Phase 2 is due to include 69 private sale units and site clearance is well progressed so construction should commence in spring 2018 with completion billed for the end of 2019.
3 Jan 2018	At the end of Q4 2017 there were still 12 units left available from the first phase of 21. The current pricelist shows 1-beds from £505,000, 2-beds from £620,000 and an average of £880 psf. Phase 2 is due to include 69 private sale units but is pending the completion of demolition works, which have only just commenced.
29 Sep 2017	At the end of Q3 2017 12 units remain available from the first phase of 21. The current pricelist shows 1-beds from £510,000, 2-beds from £650,000 and an average of £860 psf. Phase 2 is pending demolition but is due to include 69 private sale units.

5 Jul 2017	The first 21 units completed during Q2 2017 and were launched on 22 April 2017. Six units had sold by the end of June and the current pricelist shows 1-beds from £505,000, 2-beds from £650,000 and an average of £870 psf. Further works are pending demolition and decant of existing blocks.
10 May 2017	The scheme launched on 22 April 2017 and the current pricelist shows 1-beds from £505,000, 2-beds from £650,000 and an average of £870 psf.
19 Mar 2017	The first 21 units will now complete in June 2017 and will be launched on 22 April 2017. Further construction is pending ongoing demolition works.
19 Dec 2016	The 21 private units in Phase 1 are well progressed and will complete in February 2017. Savills will launch the units in mid January 2017. Demolition work will commence for Phase 2 in Q1 2017.
8 Nov 2016	The scheme is due to launch in January 2017 via Savills.
28 Sep 2016	Construction is fast approaching completion on Phase 1, which contains 21 private sale units. Savills expects to launch the scheme in mid October 2016. Phase 2 is subject to planning amendments.
6 Sep 2016	Opinion has been sought under ref 2016/4889/P for: Request for Environmental Impact Assessment (EIA) screening opinion for works comprising variation of approved Phase 2 of the consented Bacton Low Rise Estate Regeneration (for the provision of 294 homes) to create an additional 20 units, increase in commercial floorspace and associated alterations within the proposed development.
24 Jun 2016	Construction is progressing on Phase 1 which contains of 21 private units that are due to complete in Q4 2016. The phase is due to launch via Savills in September 2016 or shortly after.
23 Mar 2016	Phase 1 contains 21 private units. These will complete in September 2016 and will be launched in May 2016. Phases 2 and 3 contain the remaining 155 units and will be delivered in one hit once decant and demolition have completed. The whole development is due to complete in Q2 2019.
17 Dec 2015	Phase 1 contains 21 private units. These will complete in Q4 2016 and will be launched in March 2016 with local residents getting the first bite of the cherry. Phases 2 and 3 will now be delivered in one hit and contain the remaining 155 units. Decant is underway, demolition will be a hefty task and fresh construction will start in 2017.
22 Sep 2015	A number of affordable units in Phase 1 are now complete but the 21 private units will complete in spring 2016 and are expected to be launched in early 2016.
25 Aug 2015	Savills has been appointed as sales agents with private units expected to launch at the beginning of 2016. Affordable housing is nearly complete and construction of private units is underway.
25 Jun 2015	The result of LB Camden's tender process to select a marketing agent was to be announced on 20 April 2015 but that date has long passed and the candidates are still expecting a result 'any day now'. Hopefully this expectation is fulfilled because Phase 1, which includes 21 private units, is looking well progressed on site.
14 Apr 2015	Phase 1 is progressing and contains 21 private units. The result of LB Camden's tender process to select a marketing agent will be announced on 20 April 2015.
15 Jan 2015	Phase 1 is progressing and contains 21 private units. LB Camden's tender process to select a marketing agent is ongoing.
28 Oct 2014	<p>LB Camden is advertising a contract for sales, valuation, commercial and planning services via the OJEU and in relation to nine of the borough's developments:</p> <ul style="list-style-type: none"> <li>- Abbey Road, reportedly valued at £88m</li> <li>- Agar Grove: £200m</li> <li>- Bacton Low Rise: £95m</li> <li>- Bourne Estate: £35m</li> <li>- Gospel Oak Infill: £39.5m</li> <li>- Greenwood Project: £20.5m</li> <li>- Holly Lodge Phase 2: £11.5m</li> <li>- Surma Centre: £8.9m</li> <li>- Tybalds Estate: £30m.</li> </ul>



25 Sep 2014	<p>The project is being delivered in three phases:</p> <ul style="list-style-type: none"> <li>- Phase 1 is under construction, contains 21 private units, due to complete in Q3 2015. The phase also contains 46 affordable units for existing tenants which are due to complete in Q1 2015. LB Camden was tendering for marketing agents but has halted the process, presumably to enable it to focus on selling 147 units on the Maiden Lane project (see separate entry).</li> <li>- Phase 2 is pending decant into the Phase 1. It will contain 69 private units and is scheduled to complete in spring 2017.</li> <li>- Phase 3 will contain the remainder of the project (86 private units) and completion is pencilled in for summer 2018.</li> </ul>
7 Jul 2014	The first phase is piled and contains 21 private units. LB Camden is still going through an OJEU process to select marketing agents for the scheme.
3 Jun 2014	Construction gets underway in summer 2014.
1 Apr 2014	Demolition has completed for Phase 1, which comprises 63 units including 46 affordable and 20 for private sale. Site preparation works are ongoing with completion due in Q1 2015 and LB Camden is in the process of tendering for selling agents. Phase 2 will include 140 units including 69 for private sale and is not due to commence until Q1 2015.
15 Jan 2014	Demolition has just started on Phase 1, which comprises 63 units including 46 affordable and 20 for private sale. LB Camden is in the process of tendering for selling agents.
25 Oct 2013	<p>Camden Council has reportedly started the process of appointing agents to sell six housing estates with a total of 412 units and apparently valued as £223 million:</p> <ul style="list-style-type: none"> <li>- Tybalds Estate, WC1, 27 units.</li> <li>- Bourne Estate, WC1, 31 units.</li> <li>- Bacton Estate, NW5, 176 units.</li> <li>- Abbey Road, NW6, 128 units.</li> <li>- Holly Lodge, N19, 19 units.</li> <li>- Camden and Plender Street, NW1, 31 units.</li> </ul>
3 Jul 2013	<p>LB Camden says the scheme will commence in 2013:</p> <ul style="list-style-type: none"> <li>- Phase 1 - the DHO and Vicars Road site - is 63 units: 20 private and 43 social rent. Work on site is due to commence in Q4 of 2013 with completion in Q4 2014.</li> <li>- Phase 2 - is 140 units: 69 private, 61 social rent and 10 shared ownership. Work will start in 2015 and complete in 2016</li> <li>- Phase 3 - is 87 units for private sale and 3 commercial units completed in 2017</li> </ul>
25 Apr 2013	Application 2012/6338/P has gained full planning permission.
21 Mar 2013	The borough has resolved to grant application 2012/6338/P - the s106 is not yet signed.
30 Nov 2012	Application 2012/6338/P has been submitted for: Redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings (99 Class C3 residential units Nos. 121-219 Bacton Low Rise; Class B1 offices at 115 Wellesley Road; Class B1 workshops at 2-16 Vicar's Road), to provide within buildings ranging from 2-8 storeys in height a total of 290 Class C3 residential units, comprising 170 market, 10 intermediate and 104 social rent units, 3 employment units (Class B1), new and altered public realm, landscaping, vehicular and pedestrian links/accesses, vehicular and cycle parking, bin storage and associated works.

## Planning

<b>Planning Reference</b>	<b>2012/6338/P</b> <a href="#">Open Camden website</a>
<b>Planning Status</b>	Permission - Full
<b>Opinion Sought</b>	
<b>Application Date</b>	30 Nov 2012
<b>Applicant</b>	London Borough of Camden
<b>Agent</b>	Quod

<b>Proposal</b>	Redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings (99 Class C3 residential units Nos. 121-219 Bacton Low Rise; Class B1 offices at 115 Wellesley Road; Class B1 workshops at 2-16 Vicar's Road), to provide within buildings ranging from 2-8 storeys in height a total of 290 Class C3 residential units, comprising 170 market, 10 intermediate and 104 social rent units, 3 employment units (Class B1), new and altered public realm, landscaping, vehicular and pedestrian links/accesses, vehicular and cycle parking, bin storage and associated works.
<b>Total units</b>	294
<b>Units - private</b>	176
<b>Units - social rent</b>	107
<b>Units - intermediate</b>	11
<b>Units - Co-Living</b>	0
<b>Withdrawn</b>	
<b>Refused</b>	
<b>Resolution to Grant</b>	21 Mar 2013
<b>Appeal Ref</b>	
<b>Appeal Lodged</b>	
<b>Appeal</b>	
<b>Dismissed/Withdrawn</b>	
<b>Permission Legal</b>	25 Apr 2013
<b>Permission Expiry</b>	25 Apr 2016
<b>Permission Implemented</b>	Yes
<b>Permission Lapsed</b>	
<b>Permission Type</b>	Full
<b>Permission Agency</b>	Borough
<b>Dwellings per hectare</b>	158
<b>Net residential gain</b>	191

## Floorspace

Tenure	Bedrooms	Quantity	Type of Home
Intermediate	3	7	Apartment
Intermediate	3	3	House
Private	1	64	Apartment
Private	2	76	Apartment
Private	3	31	Apartment
Private	4	2	House
Private	4	3	Apartment
Social Rented	1	14	Apartment
Social Rented	2	45	Apartment

Social Rented	3	2	House
Social Rented	3	32	Apartment
Social Rented	4	2	Apartment
Social Rented	4	3	House
Social Rented	5	2	Apartment
Social Rented	5	3	House
Social Rented	6	1	House

## Land

### Land Registry

Title Number	Title Doc	Title Plan	Last Checked
NGL18128	<a href="#">Download</a>	Not available	6 Jan 2022

### Ownership

<b>Owner name</b>	LONDON BOROUGH OF CAMDEN
<b>FH or Long LH</b>	Freehold
<b>Agreement Name</b>	
<b>Lender</b>	No bank shown on title document

### Land Value

<b>Price</b>	No value shown on title document
<b>Date</b>	

## Sales

### Construction Timing

<b>Construction Status</b>	Under construction - Private On Hold
<b>Construction Start</b>	Jun 2014
<b>Construction Completion</b>	

### Sales Timing

The sales data is updated quarterly - in March, June September and December.

<b>Marketing Website</b>	<a href="http://www.thecamdencollection.co.uk/developments/st-martins-walk/">http://www.thecamdencollection.co.uk/developments/st-martins-walk/</a>
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**Marketing Status**  
**Marketing Start Date**  
**Marketing End Date**

Part Sold - Marketing on Hold  
 Apr 2017

## Sales Rates

Date	Total	Contruction			Sales Position			Quarterly Change		
		Unbuilt	Under Const.	Complete	Not launched	For Sale	Sold	Started	Completed	Sales
Dec 21	176	155	0	21	0	0	21	0	0	0
Sep 21	176	155	0	21	0	0	21	0	0	0
Jun 21	176	155	0	21	0	0	21	0	0	0
Mar 21	176	155	0	21	0	0	21	0	0	0
Dec 20	176	155	0	21	0	0	21	0	0	0
Sep 20	176	155	0	21	0	0	21	0	0	0
Jun 20	176	155	0	21	0	0	21	0	0	0
Mar 20	176	155	0	21	0	0	21	0	0	0
Dec 19	176	155	0	21	0	0	21	0	0	0
Sep 19	176	155	0	21	0	0	21	0	0	0
Jun 19	176	155	0	21	0	0	21	0	0	0
Mar 19	176	155	0	21	0	0	21	0	0	2
Dec 18	176	155	0	21	0	2	19	0	0	4
Sep 18	176	155	0	21	0	6	15	0	0	3
Jun 18	176	155	0	21	0	9	12	0	0	3
Mar 18	176	155	0	21	0	12	9	0	0	0
Dec 17	176	155	0	21	0	12	9	0	0	0
Sep 17	176	155	0	21	0	12	9	0	0	3
Jun 17	176	155	0	21	0	15	6	0	21	6
Mar 17	176	155	21	0	21	0	0	0	0	0
Dec 16	176	155	21	0	21	0	0	0	0	0
Sep 16	176	155	21	0	21	0	0	0	0	0
Jun 16	176	155	21	0	21	0	0	0	0	0
Mar 16	176	155	21	0	21	0	0	0	0	0
Dec 15	176	155	21	0	21	0	0	0	0	0

Sep 15	176	155	21	0	21	0	0	0	0	0
Jun 15	176	155	21	0	21	0	0	0	0	0
Mar 15	176	155	21	0	21	0	0	0	0	0
Dec 14	176	155	21	0	21	0	0	0	0	0
Sep 14	176	155	21	0	21	0	0	0	0	0
Jun 14	176	155	21	0	21	0	0	21	0	0
Mar 14	176	176	0	0	0	0	0	0	0	0

## Asking Prices

### Asking Prices

	Max	Avg	Min
<b>Price:</b>	£810,000	£595,333	£505,000
<b>£psf</b>	£932	£812	£640
<b>Sq. ft</b>	1,221	753	554

	Max	Avg	Min
<b>Studio</b>	£0	£0	£0
<b>1 Bedroom</b>	£520,000	£513,000	£505,000
<b>2 Bedroom</b>	£810,000	£636,500	£585,000
<b>3 Bedroom</b>	£0	£0	£0

Plot ref	Floor	Bed	Sq Ft	Most recent price	£PSF	Date of price
01	G	2	842	£600,000	£713	Dec 2018
02	G	2	779	£585,000	£751	Dec 2018
04	1	2	753	£610,000	£810	Jun 2018
05	1	2	765	£600,000	£784	Sept 2018
06	2	1	558	£505,000	£905	Dec 2017
08	2	2	755	£617,500	£818	Sept 2018
09	2	2	830	£612,500	£738	Jun 2018

10	3	1	558	£510,000	£914	Dec 2017
12	3	2	755			None
13	3	2	830	£620,000	£747	Jun 2018
15	4	1	554	£515,000	£930	Jun 2018
16	4	2	755	£680,000	£901	Mar 2018
18	5	1	558	£520,000	£932	Mar 2018
19	4	1	554	£515,000	£930	Sept 2018
20	6	2	1221	£810,000	£663	Sept 2018
21	G	2	984	£630,000	£640	Sept 2018

## Pricing

### Documents

Document Type	Document Date	Document Name
Brochure	1 Sep 2017	<a href="#">35262-StMartinsWalk-Brochure</a>

### Asking Prices - History

Plot ref	Floor	Bed	Sq Ft	Price 12/18	Price 9/18	Price 6/18	Price 3/18	Price 12/17	Price 9/17	Price 6/17
01	G	2	842	£600,000	£615,000	£615,000	£0	£0	£0	£0
02	G	2	779	£585,000	£615,000	£615,000	£675,000	£675,000	£675,000	£675,000
04	1	2	753	£0	£0	£610,000	£620,000	£620,000	£650,000	£650,000
05	1	2	765	£0	£600,000	£600,000	£0	£0	£0	£0
06	2	1	558	£0	£0	£0	£0	£505,000	£0	£505,000
08	2	2	755	£0	£617,500	£617,500	£0	£0	£0	£0
09	2	2	830	£0	£0	£612,500	£0	£0	£0	£0
10	3	1	558	£0	£0	£0	£0	£510,000	£510,000	£0
12	3	2	755	£0	£0	£0	£0	£0	£0	£0
13	3	2	830	£0	£0	£620,000	£730,000	£730,000	£730,000	£730,000
15	4	1	554	£0	£0	£515,000	£0	£0	£0	£0
16	4	2	755	£0	£0	£0	£680,000	£680,000	£680,000	£680,000

18	5	1	558	£0	£0	£0	£520,000	£520,000	£0	£520,000
19	4	1	554	£0	£515,000	£0	£515,000	£515,000	£0	£515,000
20	6	2	1221	£0	£810,000	£810,000	£0	£0	£0	£0
21	G	2	984	£0	£630,000	£630,000	£715,000	£715,000	£715,000	£715,000

## £Completion HMLR

Unit	Address	Postcode	Unit Type	Tenure	Price Paid First Sale	Sale Completed	EPC Sq M	Sq Ft	£PSF
FLAT 1	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£558,190	15/04/2020	78.00	840	£664
FLAT 1	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£558,190	15/04/2020	78.00	840	£664
FLAT 2	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£580,000	10/09/2019	88.00	947	£612
FLAT 3	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£590,000	24/11/2017	80.00	861	£685
FLAT 4	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£599,525	06/12/2018	69.00	743	£807
FLAT 5	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£570,000	12/12/2018	73.00	786	£725
FLAT 7	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£479,750	30/11/2017	51.00	549	£873
FLAT 8	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£600,000	19/12/2018	69.00	743	£807
FLAT 9	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£581,875	29/11/2018	78.00	840	£693
FLAT 10	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£510,000	28/02/2018	49.00	527	£966
FLAT 11	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£412,500	15/05/2018	51.00	549	£751
FLAT 12	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£600,000	03/10/2018	69.00	743	£807
FLAT 13	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£589,000	13/12/2018	78.00	840	£701
FLAT 14	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£489,250	23/11/2017	49.00	527	£927
FLAT 15	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£490,000	20/12/2018	51.00	549	£892
FLAT 16	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£600,000	29/08/2018	69.00	743	£807

FLAT 17	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£600,000	17/08/2018	78.00	840	£714
FLAT 18	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£495,000	04/10/2017	49.00	527	£938
FLAT 20	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£689,000	21/06/2019	111.00	1,195	£576
FLAT 21	2 VICARS ROAD	NW5 4AA	Flat	Leasehold	£600,000	21/11/2018	72.00	775	£774

## £Buyers

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Title Number	Tenure	Title Address	Price Paid	Purchase Date	Purchaser	Country of Origin
NGL18128	Freehold	land and buildings in Allcroft Passage, Allcroft Road, Haverstock Road, Lismore Circus and Wellesley Road, Gospel Oak		None	THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN	UNITED KINGDOM
NGL23321	Freehold	land on the West side of Grafton Road and North side of Vicars Road, London		20 Sep 1966	THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN	UNITED KINGDOM
NGL869232	Leasehold	Electricity Sub-Stations Block A and H, Allcroft Road, London		5 Sep 2006	LONDON POWER NETWORKS PLC	UNITED KINGDOM
NGL900363	Freehold	part of 1 Wellesley Road, London (NW5 4PN)		17 Oct 2008	THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN	UNITED KINGDOM
NGL950967	Freehold	land lying to the north-west of Vicars Road, London		8 May 2015	THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN	UNITED KINGDOM
NGL970893	Leasehold	a communications site lying to the east of Haverstock Road, London		30 Jun 2017	CORNERSTONE TELECOMMUNICATIONS INFRASTRUCTURE LIMITED	UNITED KINGDOM





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Images are indicative and may vary from the actual property.

NEW HOME SOLD STC

Camden Mews, Camden, London, NW1

**£1,100,000**

Reduced on 31/07/2021

MARKETED BY

**NEILSON & BAUER LTD,**  
**Islington**

108-109 Upper Street, London,  
N1 1QN

**NEILSON  
& BAUER**

[Call agent: 020 8012 1239](tel:02080121239)

**Request details**

PROPERTY TYPE

 **Terraced**

BEDROOMS

 **×3**

 **×3**

 No floorplan



+28

## Property description

**Tenure:** Freehold

Camden Mews offers a rare opportunity to purchase a contemporary three bedroom townhouse (152 sq m/1,634 sq ft) that occupies an enviable position in this sought after cobbled street in the heart of London's Camden Town.

The Mews houses have been architecturally designed and built from old coach houses that make each property unique and full of character. The houses have been created to the highest specification, benefiting from design that maximises light, volume and storage. Some of these town houses further benefit from a patio garden and internal light wells.

These homes are not only unique in their aesthetic but also in their design process. The local community were consulted on many aspects of the design so as to create a space tailored to and perfected for its residents.

Camden Mews is conveniently situated within ten minutes walking distance of Camden Road Overground, within minutes of the various amenities of Camden Road and walking distance of the open spaces of Caledonian Park and other surrounding green spaces.

Brochures

Particulars

## Energy Performance Certificates

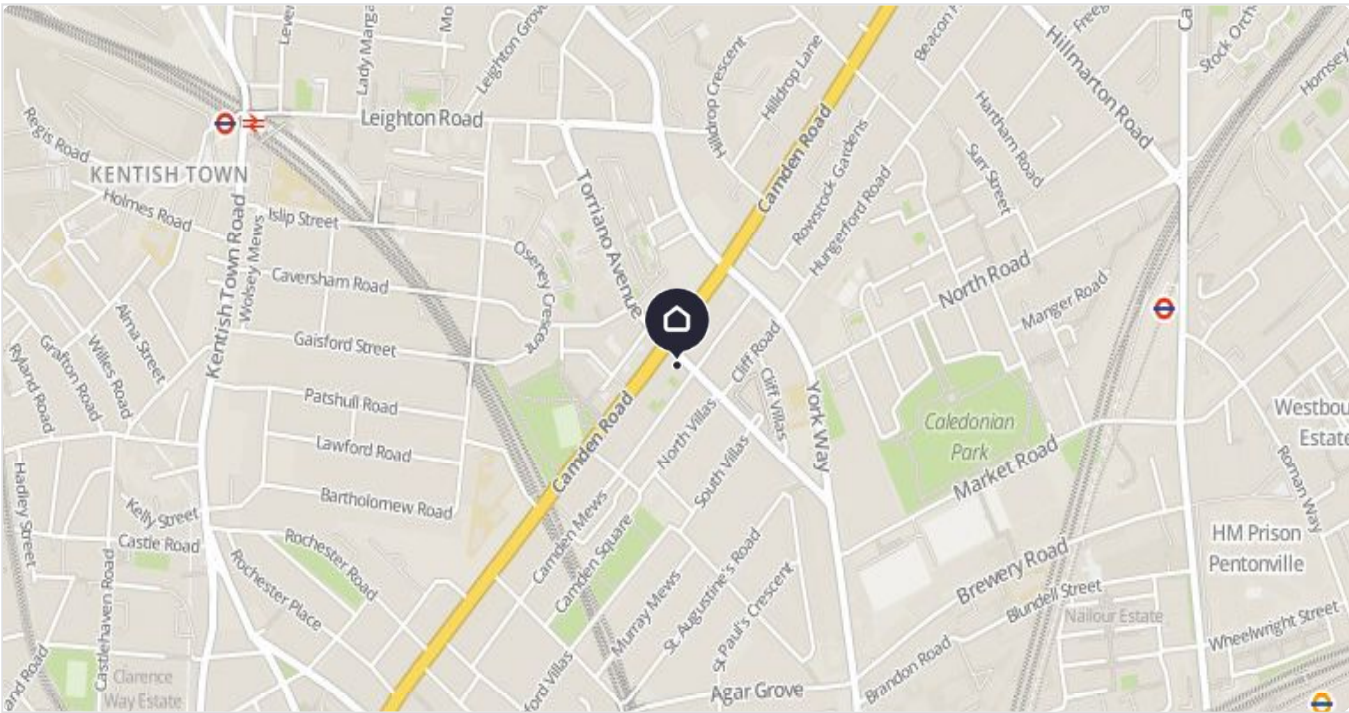


EPC Rating Graph




EPC Rating Graph

# Camden Mews, Camden, London, NW1




## NEAREST STATIONS ⓘ

	Kentish Town Station	0.5 miles
	Camden Road Station	0.6 miles
	Caledonian Road Station	0.5 miles



## Broadband speed

Working with 



## Market information



## About the agent

**NEILSON & BAUER LTD, Islington**  
108-109 Upper Street, London, N1 1QN



[More properties from this agent](#)

Industry affiliations