



13-15  
JOHN'S  
MEWS

London WC1

## THE BUILDING

# An exciting residential development opportunity in a vibrant area.

13-15 Johns Mews is a pair of mews type buildings that were originally built in the early 1800's and would have been used as ancillary purposes for large private homes in the immediate area. The mews are arranged over ground and first floors and up until recently have been used as B1 garage/workshop/offices.

The current buildings are vacant and the internals are in poor condition meaning they are ideal for redevelopment. Johns Mews is not listed but does fall within the Bloomsbury conservation area.

## Highlights.



A historic mews site



Consent for 4 new apartments



Amongst vibrant local amenities



A short walk from major transport hubs

13-15 JOHN'S MEWS



Existing Exterior



## Full planning consent has been granted for four new apartments.

Full planning consent was granted in August 2017 from the London Borough of Camden for the change of use and redevelopment of 13-15 Johns Mews under planning reference 2017/4320/P and permits the following; Partial demolition of the existing buildings and change of use from Class B1 (garage/workshop/offices) to class C3 residential (4 x 2 bed units) including excavation and associated works.

### Accommodation

FLOOR	EXISTING GIA		PROPOSED GIA	
	sq m	sq ft	sq m	sq ft
Basement	-	-	106.9	1,150
Ground	129.6	1,395	114.2	1,229
First	91.7	987	92.5	995
Second	-	-	77.4	833
<b>TOTAL</b>	<b>221.3</b>	<b>2,382</b>	<b>390.9</b>	<b>4,208</b>



Proposed Exterior CGI



The proposed apartments offer spacious two bedroom living spaces.

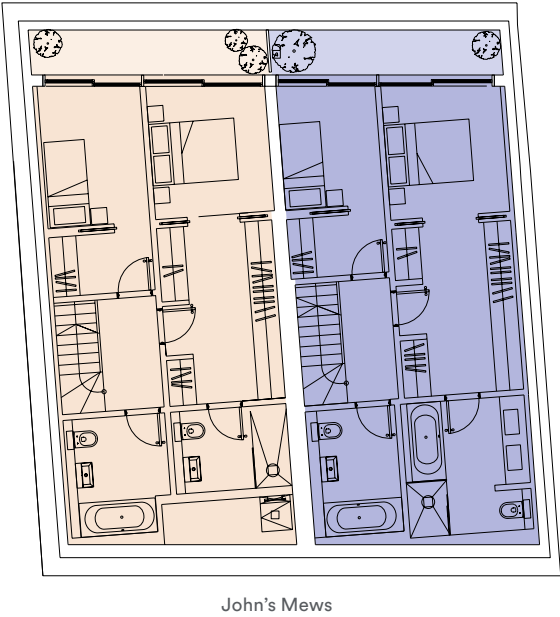
Proposed Net Internal Areas

FLAT	SQ M	SQ FT
Flat 1 (Ground Floor Duplex, 2 bed)	96.2	1,035
Flat 2 (Ground Floor Duplex, 2 bed)	97.2	1,047
Flat 3 (First Floor, 2 bed)	79.3	854
Flat 4 (Second Floor, 2 bed)	76.4	822
TOTAL	349.2	3,759

- Flat 1
- Flat 2
- Flat 3
- Flat 4

Floor plans are indicative only. Not to scale.

Basement, Flat 1      Basement, Flat 2



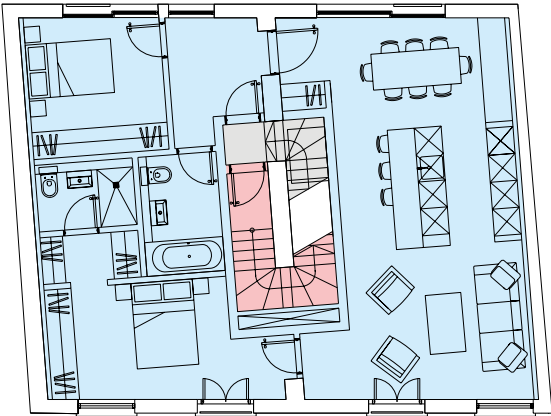
John’s Mews

Ground Floor, Flat 1      Ground Floor, Flat 2



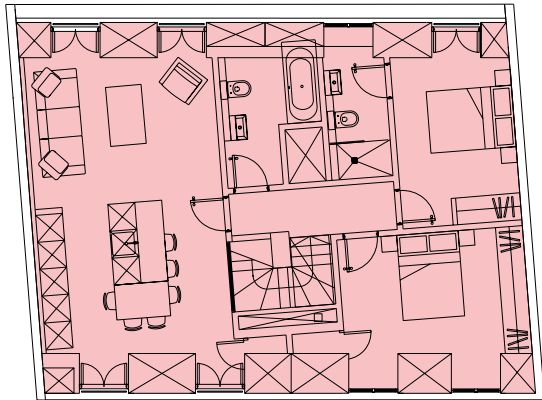
John’s Mews

First Floor, Flat 3



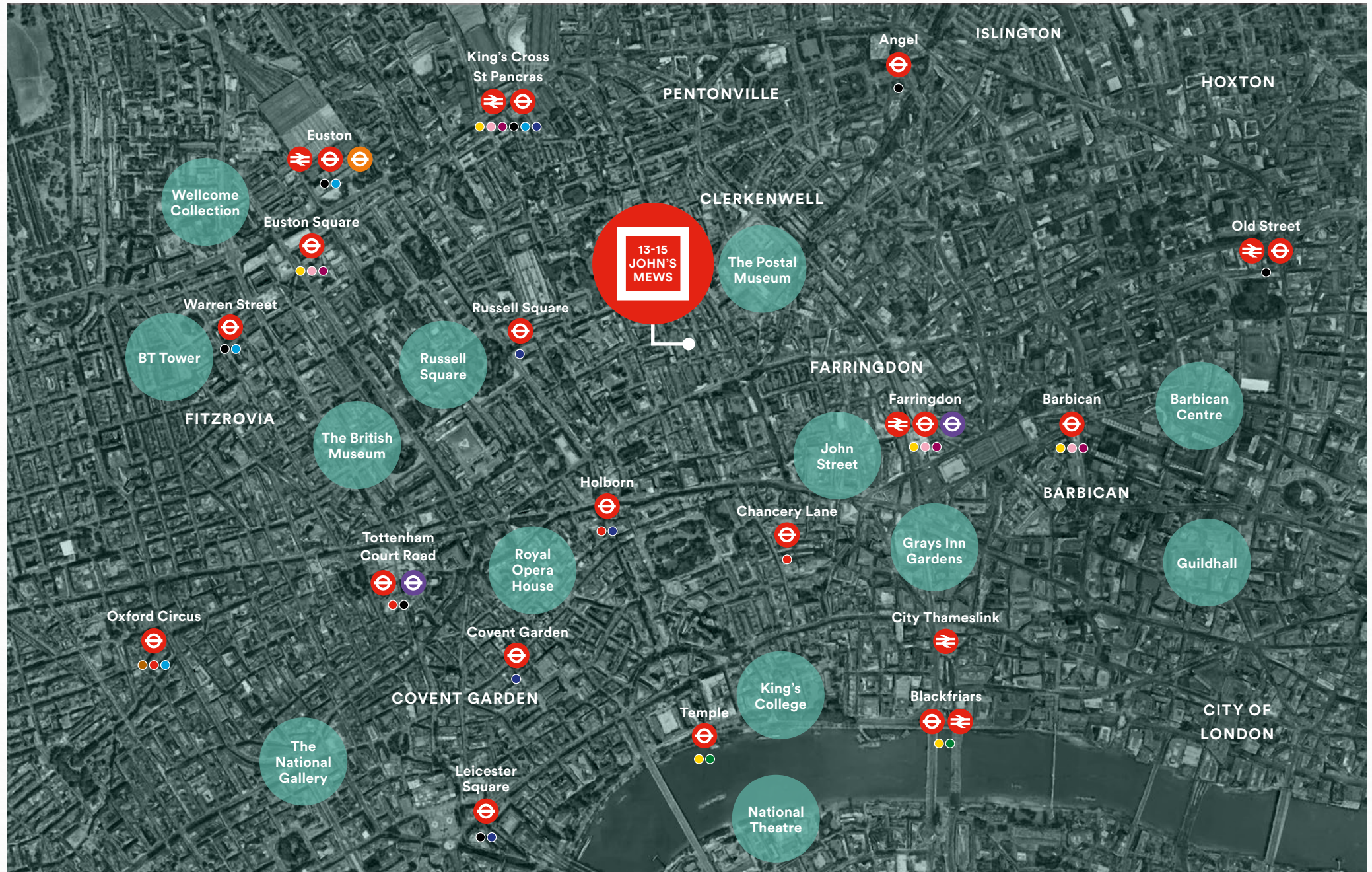
John’s Mews

Second Floor, Flat 4



John’s Mews







## THE AREA

# Located amongst cultural landmarks, vibrant bars and restaurants.

13-15 John's Mews is situated in the heart of Midtown to the north of Chancery Lane. The site is well located between the vibrant centres of Clerkenwell, Farringdon, Russell Square and Holborn.

The building is located back from the busy roads on a series of quieter streets that make up a string of residential mews. The immediate locality is community orientated with the Saint George the Martyr C of E Primary School opposite the site and Holborn Library located at the southern-most point of John's Mews.

The area is broadly residential with a number of artisan coffee shops, décor pubs and local restaurants.



Grays Inn Gardens

13-15 JOHN'S MEWS

The locality is vibrant with many bars, cafés and restaurants spread across narrow back streets creating a unique London setting for both commuters and locals.



Russell Square



Noble Rot, Lamb's Conduit St



British Museum



Covent Garden



Bleeding Heart, Farringdon



La Fromagerie, Lamb's Conduit St

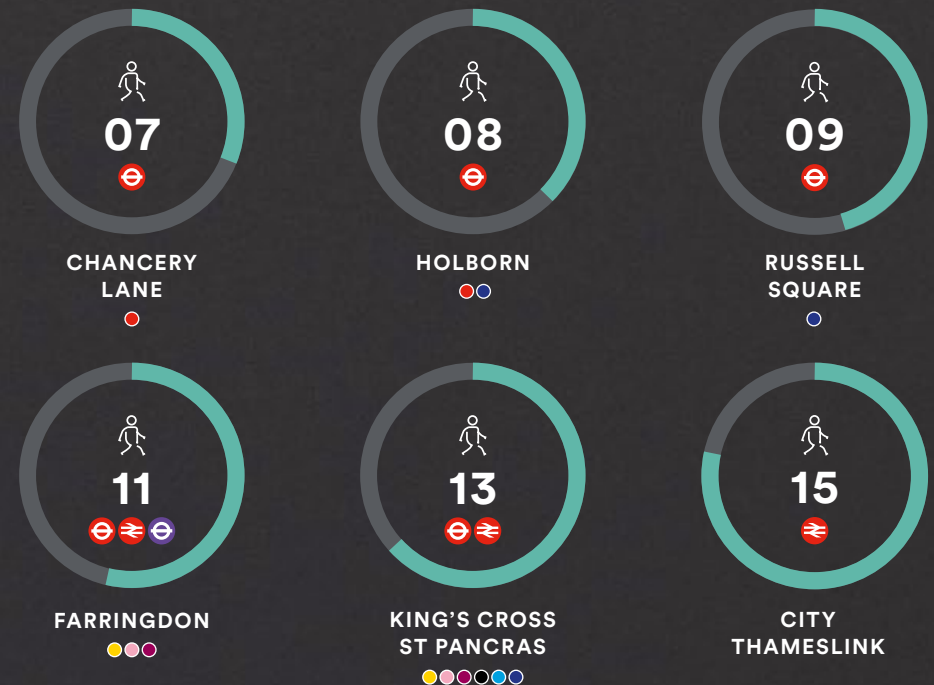
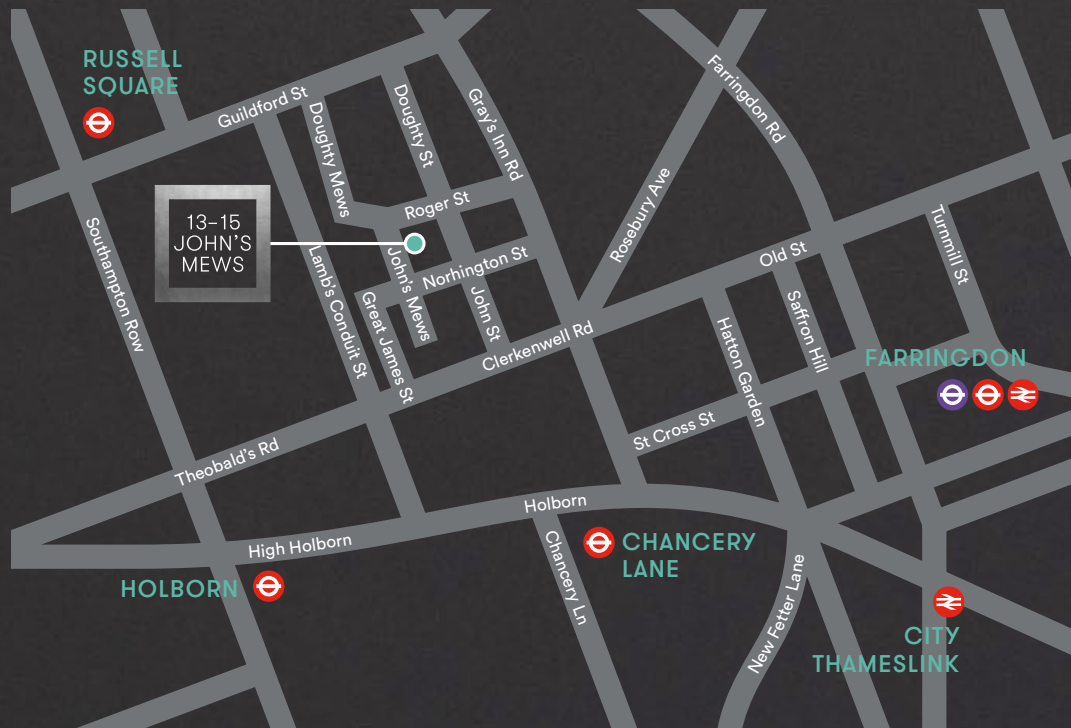
Historically renowned for being the home of the legal profession and Britain's newspaper industry. The site is surrounded by a mix of classical Victorian architecture including the British Museum and Great Ormond Street Hospital as well as Victorian terraced housing. This, combined with the modern infill office space, has created the dynamic district known as Midtown and is the workplace of many young professionals.



## Excellent transport links providing quick connections across London and beyond.

Farringdon will host the Elizabeth line which is due to open later this year and will be the only station where passengers can change between London Underground, Crossrail and Thameslink Services.

There are also numerous bus routes along Theobald's Road and Grays Inn Road all within a short walk of the property.



Walking times taken from the building. Source: TfL.



## Further Information

### Proposal

Offers are invited for the Freehold interest in excess of £2,500,000.

### OS Plan

Title numbers: 248619 & 236195.

### VAT

The property is not elected for VAT.

### Viewing

For further information or to arrange a viewing, please contact the joint sole agents:

### Kit Haig

020 7747 0111

07854 963 145

[kit.haig@levyrealestate.co.uk](mailto:kit.haig@levyrealestate.co.uk)

### Guy Passey

020 3974 9000

07961 375 758

[gp@sqonerealestate.com](mailto:gp@sqonerealestate.com)



Misrepresentation Act: Levy Real Estate LLP and Sq. One Real Estate give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Levy Real Estate LLP or Sq. One Real Estate has any authority to make any representation or warranty whatsoever in relation to this property. March 2020.

Designed and produced by Cre8te - 020 3468 5760 - [cre8te.london](http://cre8te.london)