

London Residential & Mixed-Use Update



RESIDENTIALLY DRIVEN, COMMERCIALY SOUND

At Levy, we operate across the commercial and residential markets. The integrated approach and shared knowledge between teams enables a comprehensive method to site disposals and acquisitions thereby delivering best value to our clients. If you would like to discuss any opportunities, please do contact us.



Essex Brewery, E17

Transaction: **Acquisition**
Guide Price: **£25m**
Client: **Crest Nicholson PLC**

1.49 acre site, acquired with planning permission to provide 183 residential units and 5,145 sq ft of commercial space.



6 Bream's Buildings EC4A

Transaction: **Disposal**
Guide Price: **£6m**
Client: **WSS**

Planning permission for part demolition and extension of existing building. Change of use from class B1 to class C3 with 9 residential units.



32-38 Osborne Street, E1

Transaction: **Disposal**
Guide Price: **£8.5m**
Client: **Private**

The property extends to 16,413 sq ft GIA with a planning permission granted for redevelopment to comprise 16 private apartments and 5,415 sq ft of new A3 space.



The Machine Store, U3

Transaction: **Acquisition**
Guide Price: **Confidential**
Client: **Crest Nicholson PLC**

The Machine Store is the next phase to be delivered at the Old Vinyl Factory and was acquired with planning permission for 81 private units, a retail unit and a health center.



2 Atlip Road, HA0

Transaction: **Acquisition**
Guide Price: **Confidential**
Client: **Private**

Site benefits from planning permission for the development of a part 3, part 10 storey building of 99 residential units.



160-166 Hurlingham Road, SW6

Transaction: **Disposal**
Guide Price: **Confidential**
Client: **Property Company**

0.36 acres with short-term income. Development potential for either office or residential use.



The Old Dairy, WC1N

Transaction: **Acquisition**
Guide Price: **£10m**
Client: **Private Client**

Existing warehouse of 0.48 acres with planning permission for redevelopment of site to provide 901m sq business space, 4 houses and 6 x 2 bed flats.



Southville Road, TW14

Transaction: **Disposal**
Guide Price: **£4.5m**
Client: **Property Company**

0.89 acre site, with planning consent for a part 3, part 4 storey building providing 52 apartments.



Church Walk House, NW2

Transaction: **Acquisition**
Guide Price: **£12m**
Client: **Golden Stone Development**

1.04 acres in Child's Hill with full planning permission for 31 private flats and 4 houses.



116-118 Chancery Lane, WC2

Transaction: **Disposal**
Guide Price: **£9m**
Client: **Property Company**

Existing office with planning permission granted for the conversion of the building to provide 14 private residential flats.



Sphere Studios, SW11

Transaction: **Disposal**
Guide Price: **Confidential**
Client: **Property Company**

Demolition of 0.5 acre existing recording studio and erection of 3 seven storey buildings to provide 77 residential units and 6,717 sq ft of recording studio.



19 Yeoman Street, SE8

Transaction: **Acquisition**
Guide Price: **£7m**
Client: **Fairview New Homes**

Site acquired unconditionally and planning permission subsequently granted for 72 residential units (12 affordable) and 3,993 sq ft of commercial floor space (B1)



Sherborne Wharf, Birmingham

Transaction: **Acquisition**
Guide Price: **£10m**
Client: **Crest Nicholson PLC**

2.3 acre canal side site with planning permission for 229 private units.



Columbia House, BN13

Transaction: **Acquisition**
Guide Price: **£6.5m**
Client: **Residential Developer**

2.38 acres with prior approval for change of use from offices to 102 residential units.



221 New Kent Road, SE1

Transaction: **Disposal**
Guide Price: **£6m**
Client: **Property Company**

0.38 acres of warehouses with potential for a wide range of alternative uses including hotel, self-storage, retail warehousing, residential and community uses.



Former Richmond Royal Hospital, TW9

Transaction: **Acquisition**
Guide Price: **£11.5m**
Client: **Property Company**

Site acquired unconditionally with a view to achieving consent for a residential use scheme.

Residential



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