

property details



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PRIME CENTRAL LONDON FREEHOLD INVESTMENT FOR SALE 109-110 GUILFORD STREET, BLOOMSBURY, LONDON WC1N 1DP



Two adjoining Grade II listed buildings comprising 17 self-contained apartments (approx. 6,165 sq ft GIA), let in their entirety to London Nest Limited on a full repairing and insuring lease.

LET AT £360,000 PER ANNUM EXCLUSIVE

PRICE ON APPLICATION

INVESTMENT SUMMARY

- A substantial freehold residential investment situated in the heart of Bloomsbury (WC1), one of central London's most established and sought-after Zone 1 districts.
- **Two** handsome, adjoining **Grade II listed** period buildings, comprehensively refurbished internally and externally to a high standard.
- 17 self-contained, fully fitted apartments arranged over basement and four upper floors, extending to approximately **6,165 sq. ft (573 sq. m)** GIA.
- Let in its entirety to London Nest Limited, an established London student accommodation operator, on a full repairing and insuring (**FRI**) lease at a passing rent of **£360,000** per annum exclusive.
- Offered for sale with the benefit of the existing tenancy, providing the incoming purchaser with immediate, secure income from a substantial covenant.
- The property is **not** elected for VAT, so **no VAT** is payable on the purchase price.
- Prime, supply-constrained location within walking distance of King's Cross St Pancras, Russell Square Underground and the wider West End.
- Price on application.

LOCATION

The property occupies a prominent position in the heart of Bloomsbury (**Zone 1**), close to the junction with Gray's Inn Road and widely regarded as one of the most desirable places to live in central London.

The immediate neighborhood offers an excellent range of restaurants, bars, cafés and shops, together with plentiful open green spaces and garden squares.

Bloomsbury is renowned for its concentration of educational, medical, cultural and tourist institutions, including the University of London, the British Museum and several leading teaching hospitals. This deep and diverse pool of occupiers underpins consistent demand for well-located, high-quality residential accommodation of this kind — and student accommodation in particular.

CONNECTIVITY

The property is exceptionally well connected. Russell Square Underground station (Piccadilly Line) is within close walking distance, and numerous bus routes serve the local area. King's Cross St Pancras is only a few minutes' walk away, providing access to six Underground lines, national rail services and international connections via Eurostar — placing the City, the West End, the major London airports and continental Europe within easy reach.

DESCRIPTION

The property comprises two adjoining and elegant Grade II listed buildings that have been tastefully renovated, both internally and externally, to provide a total of 17 well-designed luxury apartments, each with en-suite facilities.

Arranged over basement and four upper floors, the buildings retain a wealth of attractive period features while benefiting from a comprehensive programme of modernisation. This includes new electrics and plumbing, new flooring, full Wi-Fi installation and new internally fitted secondary glazing to ensure a quiet and comfortable living environment.

Communal amenities are generous and well considered. In total there are four fully fitted communal kitchens, two separate laundry rooms, a storage room and a communal patio area, encouraging an eco-friendly, sociable way of living. The buildings further benefit from character high ceilings with period detailing, a fire alarm system, refurbished and fully operational sash windows, a newly refurbished roof and external plant facilities.

ACCOMMODATION

The accommodation is arranged as set out in the schedules below. All areas are approximate and quoted on a gross internal area (GIA) basis.

109 Guilford Street

Accommodation	Floor	Sq Ft	Sq M
Storage	Basement	178	16.5
Unit 1 (1 Bed)	Basement	411	38.8
Unit 2	Ground Floor	139	12.9
Unit 3	Ground Floor	280	26.0
Communal Kitchen	Ground Floor	240	22.0
Laundry	Half Landing	41	3.8
Unit 4	1st Floor	260	24.1
Unit 5	1st Floor	145	13.5
Communal Kitchen	2nd Floor	101	9.4
Unit 6	2nd Floor	124	11.5
Unit 7	2nd Floor	126	11.7
Unit 8	3rd Floor	224	20.8
Unit 9	3rd Floor	178	16.5
TOTAL GIA		3,044	283

110 Guilford Street

Accommodation	Floor	Sq Ft	Sq M
Unit 1 (1 Bed)	Basement	395	36.7
Communal Kitchen	Ground Floor	240	22.0
Unit 2	Ground Floor	144	13.4
Communal Patio	Ground Floor	235	21.8
Unit 3	1st Floor	245	22.8
Unit 4	1st Floor	127	11.8
Communal Kitchen	2nd Floor	101	9.4
Unit 5	2nd Floor	131	12.2
Unit 6	2nd Floor	137	12.7
Unit 7	3rd Floor	217	20.2
Unit 8	3rd Floor	177	16.6
TOTAL GIA		3,121	290

Total combined GIA: approximately 6,165 sq ft (573 sq m).

Typical refurbished studio apartment



TENANCY & INCOME

The property is offered for sale freehold, subject to and with the benefit of the existing occupational lease, providing the purchaser with an immediate, fully repairing and insuring income stream. The principal tenancy terms are summarised below.

Tenure	Freehold.
Tenant	London Nest Limited.
Interest for sale	The freehold interest, sold with the benefit of the existing occupational lease.
Passing rent	£360,000 per annum exclusive.
Lease basis	Full repairing and insuring (FRI)
Landlord & Tenant Act	The lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954, sections 24 to 28 (inclusive).
Term	5 years from 17th April 2024, expiring on 16th April 2029
Use Class	The 2 buildings have C4 consent (House in Multiple Occupation)
VAT	The property is not elected for VAT; no VAT is payable on the rent.

A copy of the lease and the full tenancy schedule are available to seriously interested parties on request.

THE TENANT — COVENANT INFORMATION

The property is let to **London Nest Limited (Company No. 07422337)**, a long-established and highly regarded operator within London's student accommodation sector. Established in 2010, London Nest has more than 15 years' experience providing high-quality accommodation to both UK and international students across the capital.

The company operates a diverse portfolio of student residences, shared houses, apartments and studios, typically located in well-connected areas close to major universities and transport hubs. With a strong focus on flexibility, quality and customer service, London Nest combines professional management with carefully selected properties and a personalised approach, creating safe, comfortable and convenient homes for students from around the world.

Over the years, the business has built a strong reputation as a trusted, student-focused operator and has established itself as a recognised name within London's thriving student housing market. Financially, the company is robust, reporting assets in excess of **£17 million** and cash reserves exceeding **£4 million**, providing the incoming purchaser with a strong and dependable tenant covenant that underpins the investment income.

Tenant	London Nest Limited.
Established	2010 (15+ years' trading).
Sector	London student accommodation provider.
Portfolio	Student residences, shared houses, apartments and studios across London.
Total assets	In excess of £17 million .
Cash reserves	In excess of £4 million .

Covenant information is provided in good faith and is indicative only. Interested parties should make their own enquiries and rely on their own due diligence.

PROPOSAL

The freehold interest is offered for sale with the benefit of the existing lease to London Nest Limited.

Price on application.

Please contact the sole agent to discuss terms, to request the full investment information pack and to arrange an inspection.

FURTHER INFORMATION

Tenure	Freehold.
VAT	The property has not been elected for VAT. No VAT is payable on the purchase price.
EPC	Available on request.
Legal costs	Each party is to bear their own legal costs incurred in the transaction.
Anti-money laundering	In accordance with AML regulations, the successful purchaser will be required to provide proof of identity and source of funds prior to completion.
Data room	Floor plans, the lease and supporting documentation are available to interested parties on request.

VIEWING & FURTHER ENQUIRIES

Strictly by prior appointment through the **sole** selling agent.

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SUBJECT TO CONTRACT