



REGENTS PARK RESIDENTIAL INVESTMENT OPPORTUNITY

Benjamin House is a rare investment opportunity comprising of 10 long-leasehold apartments in St John's Wood, moments from Regent's Park and Primrose Hill.

With vacant possession, private outdoor spaces, underground parking, and a strong break-up uplift, this £12m opportunity combines immediate value with long-term growth in one of London's very best residential neighbourhoods.

HIGHLIGHTS

- Portfolio of 10 prime apartments in St John's Wood, moments from Regent's Park and Primrose Hill – two of London finest parks
- Mix of 6 x 3-bed, 2 x 2-bed, 2 x 1-bed apartments
- All units benefit from private external space (terraces, gardens or balconies)
- 8 underground parking spaces included
- Long leasehold (999 years from 2015, ground rents £450–£850 pa)
- Gross internal area: 9,075 sq ft + external area: 1,562 sq ft = total 10,637 sq ft
- Strong uplift case: Allsop Redbook bank valuation £15.145m vs break-up £16.75m

DESCRIPTION

- Benjamin House is a modern purpose-built block completed in 2014, designed with high quality finishes, comfort cooling, and underground parking
- This residential investment comprises 10 long leasehold units (999 years from 2015) with vacant possession
- Each apartment features a private outdoor space, and 8 also have dedicated parking.

LOCAL AUTHORITY

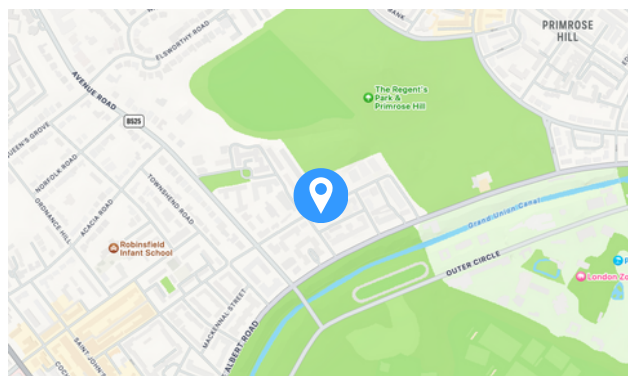
Westminster City Council

KEY FEATURES

- 10 vacant apartments across Benjamin House
- Total NIA 9,075 sq ft plus 1,562 sq ft external
- 8 underground parking spaces
- Break-up value £16.75m (£1,850 psf)
- Guide Price: £12,000,000 STC

LOCATION

- Situated in St John's Wood, one of London's most prestigious residential enclaves
- Adjacent to Regent's Park and Primrose Hill
- Excellent connectivity: St John's Wood (Jubilee Line) in walking distance, with direct access to Bond Street, Canary Wharf and the West End
- Offering convenience for international schools, five-star hotels, fine dining, and luxury shopping



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PLANNING & DEVELOPMENT POTENTIAL

Built in 2014 to high standards.

Potential for asset management uplift through leasing, refurbishment, or sale on individual basis.

EPC ratings: C

ANTI-MONEY LAUNDERING

In compliance with anti-money laundering legislation, the successful bidder will be required to submit relevant documents which will be requested before agreeing Heads of Terms with the vendor.

TENURE

999-year leaseholds (granted 2015).

VAT

No VAT payable.

SDLT

Payable at reduced commercial rates, not more than 5% if using Multiple Dwellings Relief.

TERMS

Guide Price: **£12,000,000**

Rent Guarantee: Available by negotiation.



Disclaimer: This document is prepared for information purposes only. All figures are indicative and subject to change by the vendor. This document does not constitute investment, financial, legal, or tax advice, nor does it represent a contractual offer or commitment. Any reliance placed on the contents of this report is strictly at the reader's own risk.

CONTACT

Images, floor plans and further information available upon request. Please contact:

MATT SIDDELL

+971 58 572 0191
matt@mattsiddell.com

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ACCOMMODATION SCHEDULE

Flat	Beds	Parking	Floor	Amenity	Internal (sq ft)	External (sq ft)	Service Charge (pa)	Ground Rent (pa)	Valuation (Allsop June 2025)
1	2	Yes	G	Terrace	893	280	£9,260	£450	£1,450,000
2	3	Yes	G	Garden	1,058	374	£11,044	£450	£1,650,000
3	3	Yes	G	Garden	1,045	266	£11,044	£450	£1,625,000
5	1	No	G	Terrace	581	160	£6,254	£450	£970,000
8	3	Yes	1st	Balcony	1,049	59	£10,695	£850	£1,775,000
9	3	Yes	1st	Balcony	1,040	64	£10,700	£850	£1,800,000
12	1	No	2nd	Balcony	583	49	£5,928	£450	£975,000
13	3	Yes	2nd	Balcony	1,029	69	£10,700	£850	£1,825,000
14	3	Yes	2nd	Balcony	1,061	60	£10,700	£850	£1,825,000
15	2	Yes	2nd	Balcony	736	181	£7,448	£650	£1,250,000
					9,075	1,562			£15,145,000

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