# Barkston & Courtfield Gardens

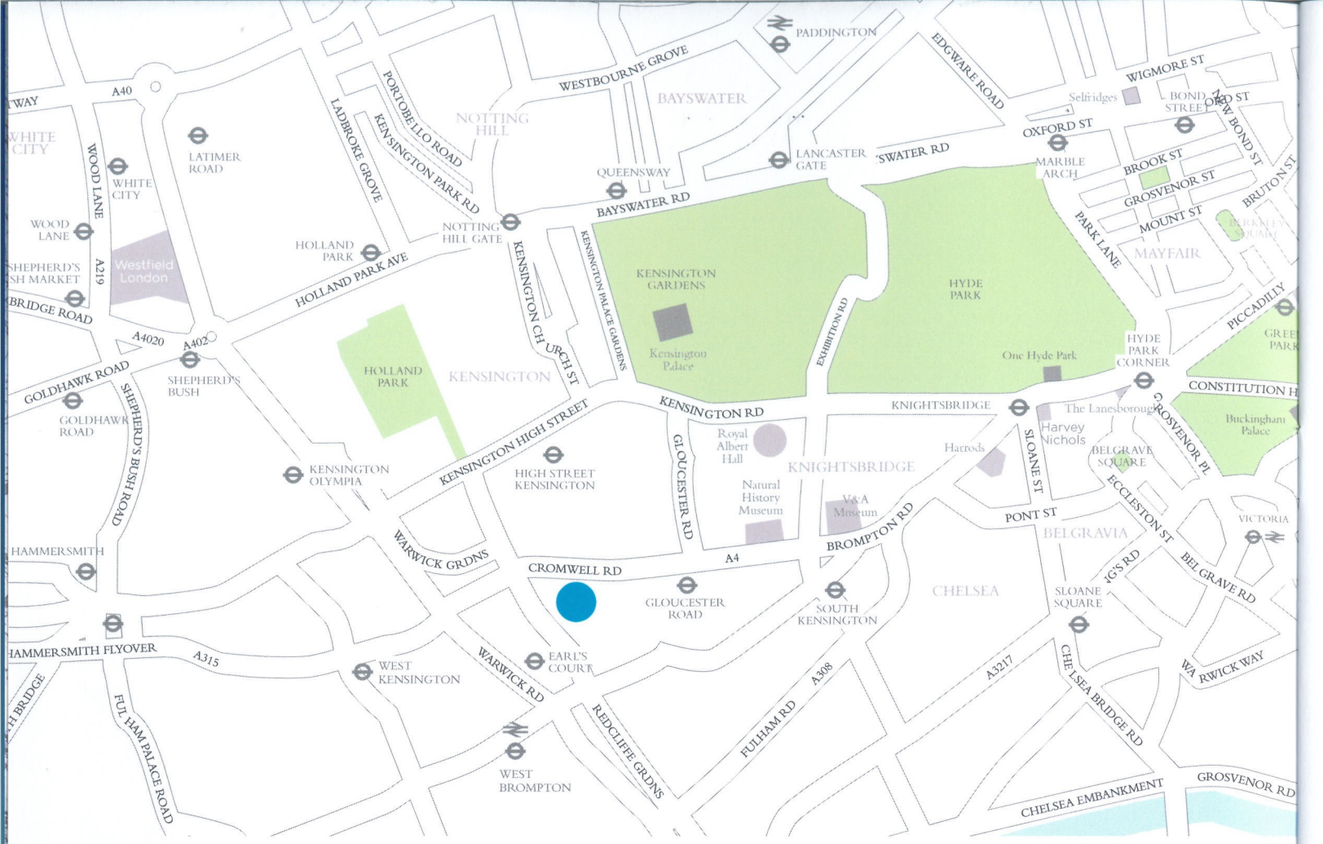
1 Barkston Gardens, 19 & 22 Courtfield Gardens
South Kensington, London SW5

*Rare opportunity to acquire a substantial freehold collection of properties overlooking two garden squares in one of London's most desirable locations*

# *Investment Highlights*

- Rare opportunity to purchase a substantial property fronting two garden squares
- The property comprises 1 Barkston Gardens and 22 Courtfield Gardens, which are linked, and 19 Courtfield Gardens
- The property is presently operated as a hostel and arranged as 429 bed spaces in 91 rooms
- Potential for change of use to residential, subject to the necessary consents
- Total Gross Internal Area (GIA) 2,780 sq m (29,925 sq ft)
- The property will be sold as a TOGC
- Freehold

View of Barkston Gardens



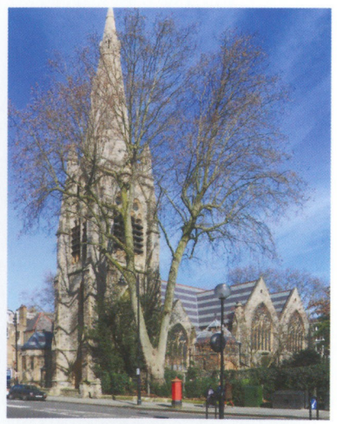

# Location

The property is located within the Royal Borough of Kensington and Chelsea, 260 metres east of Earl's Court Underground station. The immediate area is renowned for its mix of hotels, restaurants and upmarket residential dwellings.

The Earl's Court area is set to be transformed by the redevelopment of the Earl's Court Exhibition Centre, which will see a whole new neighbourhood created. The Masterplan will see a total of 27 acres of open space created, 77 acres redeveloped to include 7,500 new residential units and schools, leisure and health facilities.

The area is well served by public transport including Earl's Court Underground Station (Circle, District and Piccadilly lines) and numerous bus routes. The Cromwell Road (A4), which leads to the M4 and M25 motorways, is approximately 350 metres to the north of the property and is a major thoroughfare into central London and out to London Heathrow Airport, as well as areas west of London.

Both London Paddington Station, approximately 4.5 km (2.7 miles) from the property and London Victoria, approximately 4.7 km (2.9 miles) from the property, operate direct express train services to London Heathrow Airport and London Gatwick Airport respectively.



# Description

The property comprises three separate buildings as follows:

1 Barkston Gardens is a part 5, part 3 storey red brick building situated on the northern corner of Barkston Gardens. The property has a flat roof with a mansard roof addition. This property is joined to 22 Courtfield Gardens at the rear.

22 Courtfield Gardens is a 5 storey plus basement London stock brick and white painted building situated on the corner of Barkston Gardens and Courtfield Gardens.

19 Courtfield Gardens is a 5 storey plus basement London stock brick and white painted building situated on the western side of Courtfield Gardens.

The combined Gross Internal Area (GIA) of all three buildings is 2,780 sq m (29,925 sq ft).

The property is presently operated as a hostel and contains 429 bed spaces in 91 rooms.

The total site area is approximately 0.143 acres (0.057 hectares).

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# Area Schedule

### 1 Barkston Gardens & 22 Courtfield Gardens

| Floor | Use | NIA | | GIA | |
|---|---|---|---|---|---|
| | | sq m | sq ft | sq m | sq ft |
| Basement | | | | 439.5 | 4,731 |
| | Hostel rooms | 138.6 | 1,492 | | |
| | Storage | 49.2 | 530 | | |
| | Ancillary | 7.2 | 78 | | |
| Ground | | | | 364.9 | 3,928 |
| | Hostel rooms | 112.3 | 1,210 | | |
| | Office | 12.1 | 130 | | |
| | Storage | 6.9 | 74 | | |
| | Ancillary | 61 | 656 | | |
| | Reception | 39.3 | 423 | | |
| First | | | | 380.5 | 4,096 |
| | Hostel rooms | 211.9 | 2,281 | | |
| First Mezz | | | | 48.8 | 525 |
| | Hostel rooms | 20.2 | 217 | | |
| Second | | | | 368.3 | 3,964 |
| | Hostel rooms | 203.8 | 2,192 | | |
| Third | | | | 249.5 | 2,686 |
| | Hostel rooms | 135 | 1,453 | | |
| | Ancillary | 4.3 | 46 | | |
| Fourth | | | | 216.9 | 2,335 |
| | Hostel rooms | 128.5 | 1,383 | | |
| | Ancillary | 4.5 | 48 | | |
| TOTAL | | 1,134.80 | 12,213 | 2,068.40 | 22,265 |

### 19 Courtfield Gardens

| Floor | Use | NIA | | GIA | |
|---|---|---|---|---|---|
| | | sq m | sq ft | sq m | sq ft |
| Basement | | | | 156.3 | 1,682 |
| | Hostel rooms | 44.5 | 479 | | |
| | Storage | 26.9 | 290 | | |
| Ground | | | | 133.6 | 1,438 |
| | Hostel rooms | 72.4 | 779 | | |
| | Storage | 1.4 | 15 | | |
| First | | | | 126.5 | 1,362 |
| | Hostel rooms | 61.5 | 661 | | |
| | Storage | 2 | 22 | | |
| | Ancillary | 11 | 118 | | |
| First Mezz | | | | 18.3 | 197 |
| | Hostel rooms | 7.8 | | | |
| | Storage | 1.4 | 15 | | |
| Second (inc. Lobby and Showers) | | | | 94.3 | 1,015 |
| | Hostel rooms | 66.9 | 720 | | |
| Third (inc. Showers) | | | | 94.1 | 1,013 |
| | Hostel rooms | 59.7 | 643 | | |
| | Storage | 1.5 | 16 | | |
| | Ancillary | 3 | 32 | | |
| Fourth | | | | 81.1 | 873 |
| | Hostel rooms | 53 | 571 | | |
| Fifth | | | | 7.4 | 80 |
| TOTAL | | 413 | 4,445 | 712 | 7,660 |

| COMBINED TOTAL | 1,548 | 16,658 | 2,780 | 29,925 |
|---|---|---|---|---|

Rear Garden, 1 Barkston Gardens



# Planning and Redevelopment Potential

Savills has produced a planning appraisal, which is included within the dataroom and assesses the opportunity for change of use and redevelopment of the existing properties.

The properties are within the Royal Borough of Kensington & Chelsea and are part of the Courtfield Conservation Area, but neither are listed.

### 1 Barkston Gardens & 22 Courtfield Gardens

The property is operated as a backpackers tourist hostel, although there is some evidence to suggest that a small element of the accommodation has historically been occupied in a residential hostel use.

### 19 Courtfield Gardens

The current planning use is considered to be a backpackers hostel. The property previously benefited from planning permission to convert to 7 residential apartments. This permission was granted in 2010 but was never implemented.

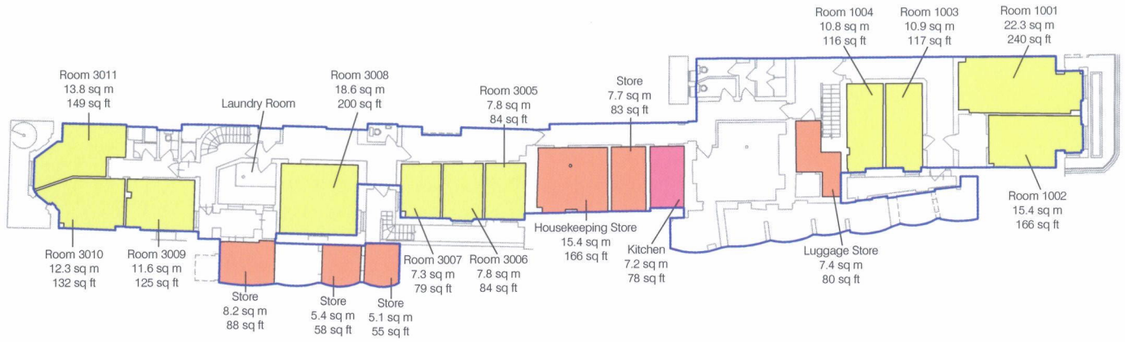
Any change of use or substantial redevelopment to the properties will be subject to the necessary consents.

For reference, in March 2015, the Royal Borough of Kensington & Chelsea granted planing permission for the change of use of an existing tourist hostel to C3 residential use at Regina House, 108 - 110 Gloucester Road. This consent was for an all private scheme of circa 16,899 sq ft (net saleable area) with a payment in lieu of affordable housing.

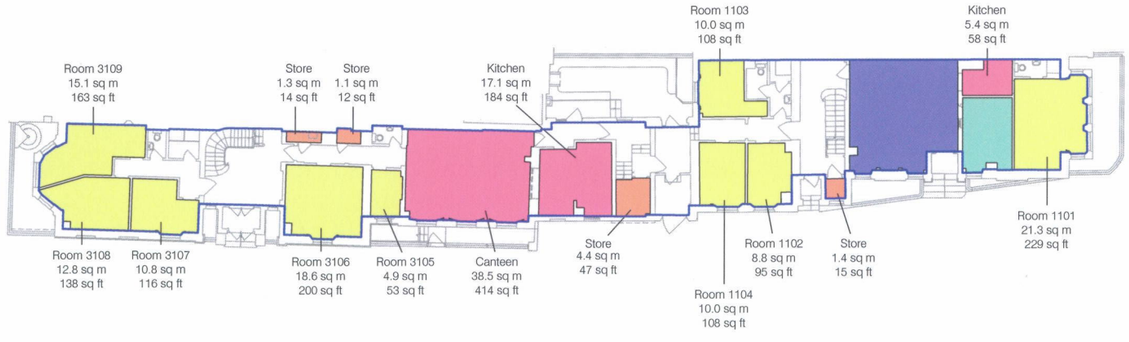
View of Barkston Gardens

# 1 Barkston Gardens & 22 Courtfield Gardens

## Lower Ground Floor

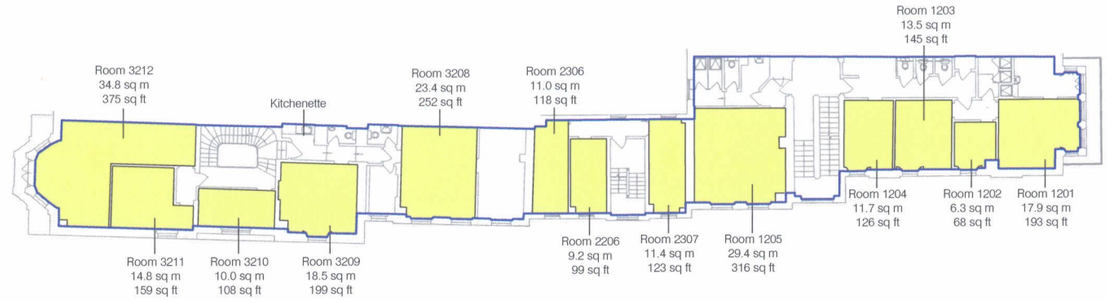



## Ground Floor

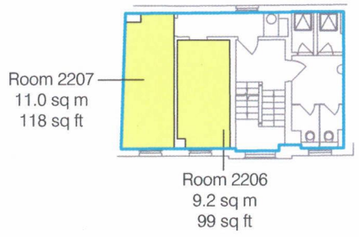




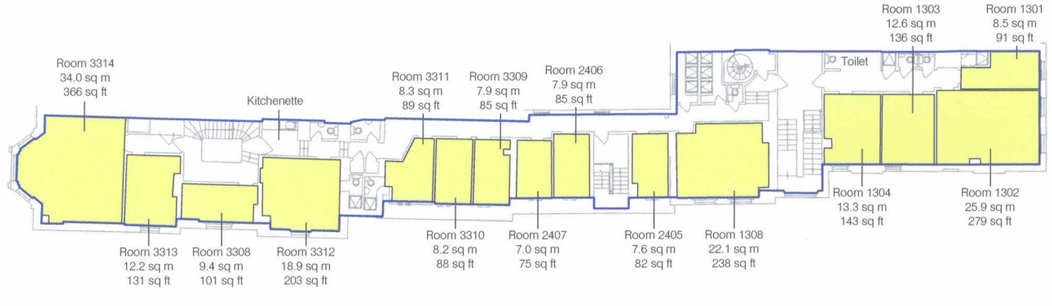

## First Floor




## First Floor Mezzanine

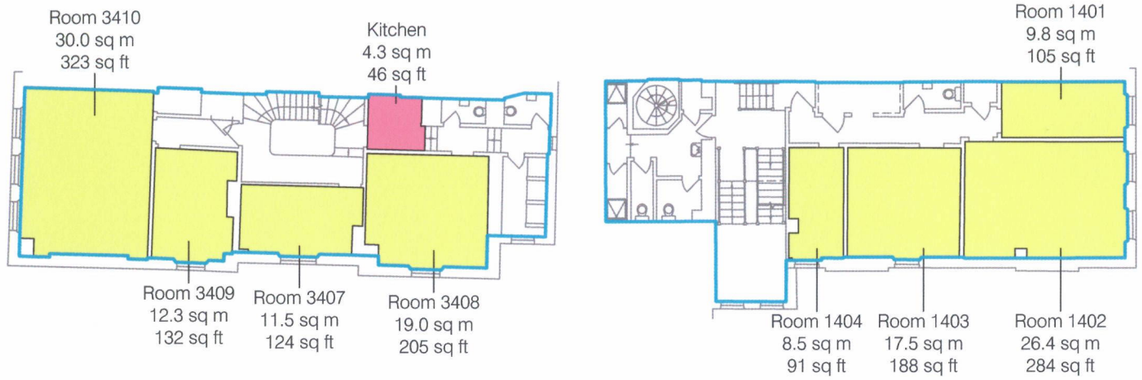



## Second Floor

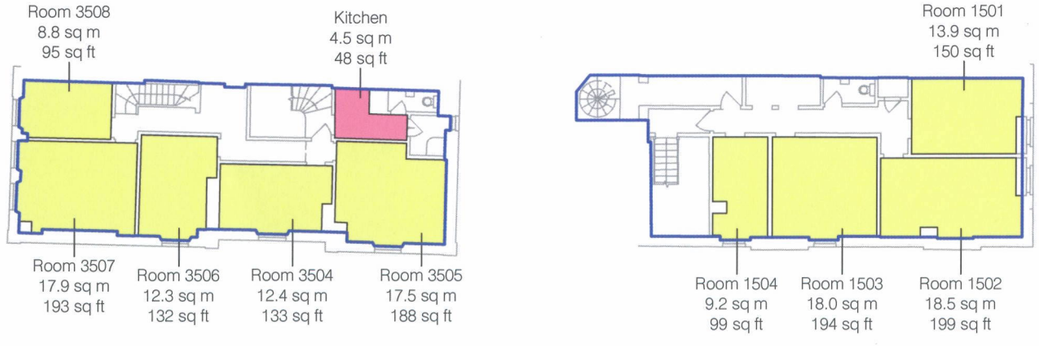


# 1 Barkston Gardens & 22 Courtfield Gardens

## Third Floor



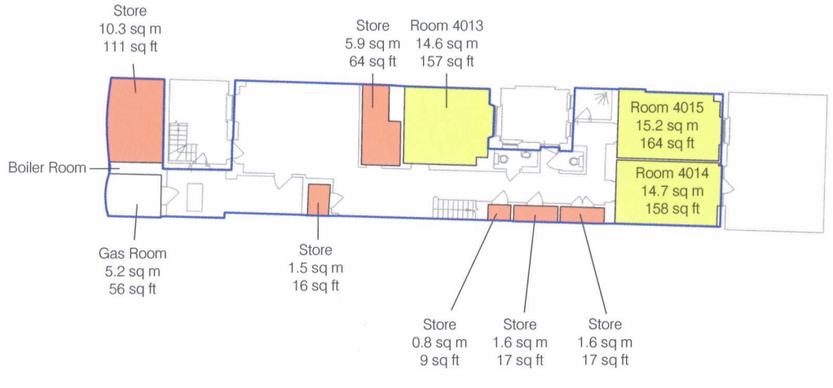

## Fourth Floor



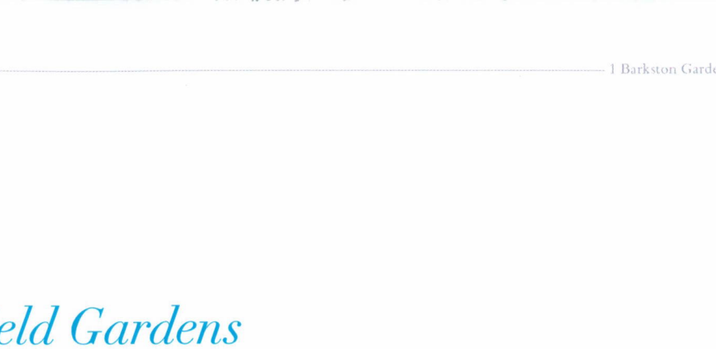



# 19 Courtfield Gardens

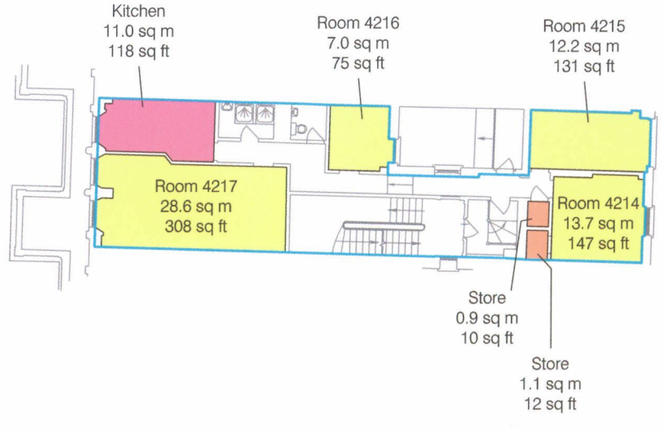
## Lower Ground Floor




## Ground Floor




## First Floor



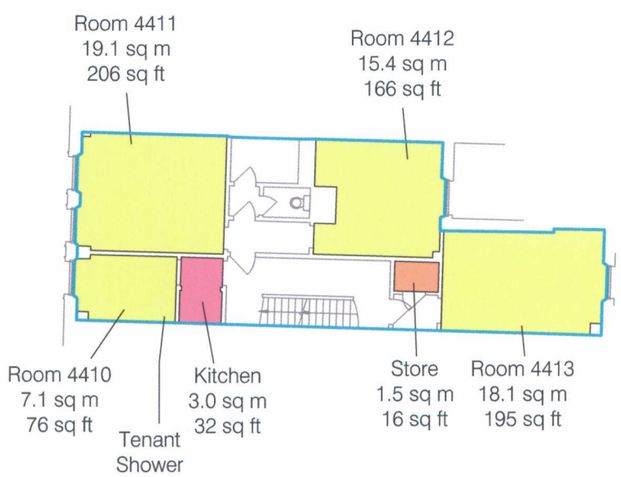
# *19 Courtfield Gardens*

### First Floor Mezzanine

### Second Floor

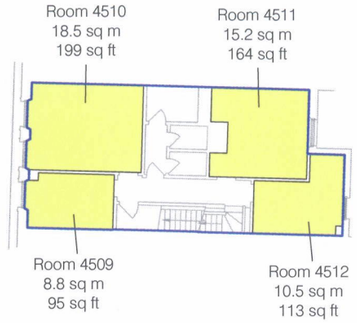


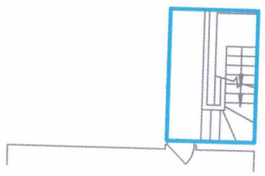
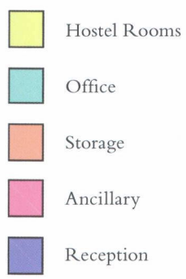

### Third Floor






### Fourth Floor




### Fifth Floor