

33

Daleham Gardens

Hampstead

NW3 5BU



SUMMARY

33 Daleham Gardens presents an attractive opportunity for developers and occupiers in Hampstead, one of London's most desirable neighbourhoods.

The site extends to approximately 0.18 hectares (0.44 acres) and is occupied by two buildings.

Gloucester House is used as a school (Class F1) and extends to 547 sq m (5,887 sq ft) GIA, with a further 187 sq m (1,988 sq ft) in the loft space. The Monroe Centre to the rear extends to approximately 139 sq m (1,491 sq ft) GIA.

Potential for redevelopment for a range of uses, including residential, subject to the necessary consents. A rare opportunity for education occupiers in an affluent area home to a number of successful private and specialist schools.

Lapsed permission for the development of a new building in the grounds, which would have provided an additional c.735 sq m (7,911 sq ft) GIA accommodation.

For sale freehold, with vacant possession.



LOCATION

Hampstead is one of the most sought after residential areas in London, renowned for its historical significance and proximity to expansive green spaces.

Characterised by period buildings and quaint alleyways, residents are drawn to the area for the abundance of boutiques, gastropubs and upmarket restaurants. There are a wealth of excellent educational facilities, which attracts families seeking top-tier education.

Hampstead Heath is located c.800m from the Property, offering residents unparalleled access to 790 acres of nature.



THE PROPERTY

The site is occupied by two buildings currently used for educational purposes by The Tavistock & Portman NHS Trust.

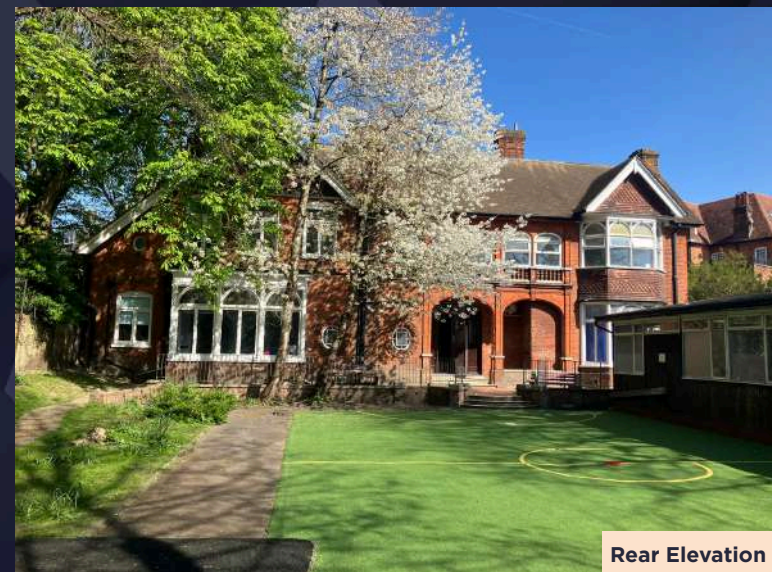
The main building, Gloucester House, comprises 547 sq m (5,887 sq ft) GIA over basement to first floors, with a further c.185 sqm (1,988 sq ft) GIA in the loft. It has an EPC rating of C.

The Monroe Centre, situated to the rear of Gloucester House, is a single storey building extending to approximately 139 sq m (1,491 sq ft). It has an EPC rating of D.

The property is for sale freehold held under Title Number NGL973771.

GLOUCESTER HOUSE ACCOMMODATION SCHEDULE

| Floor | Sq M GIA | Sq Ft GIA |
|-------------------------------|------------|--------------|
| Basement | 24 | 262 |
| Ground Floor | 280 | 3,017 |
| First Floor | 242 | 2,608 |
| Total (Excluding loft) | 546 | 5,887 |
| Loft | 185 | 1,988 |
| Total (Including loft) | 731 | 7,875 |



Rear Elevation



View from Akenside road

CONNECTIVITY

The Property has an excellent PTAL6a rating. It is situated 800 metres from Finchley Road Underground Station, for access to the Metropolitan and Jubilee Lines, with a journey time to Bond Street in 8 minutes. Hampstead Underground Station is 1 km north, for access to the Northern Line, with services to King's Cross St. Pancras in 11 minutes (source: tfl.gov.uk).

The Property benefits from excellent cycling connectivity with the West End approx. 4.5km away and the City of London within approx. 7.5km, offering a convenient and sustainable commute.



FINCHLEY ROAD & HAMPSTEAD

VIA NORTHERN LINE / JUBILEE LINE / METROPOLITAN LINE

| STATION | TIME |
|----------------------|------------|
| Baker Street | 6 MINUTES |
| Bond Street | 8 MINUTES |
| Tottenham Court Road | 15 MINUTES |
| Bank | 18 MINUTES |
| Liverpool Street | 23 MINUTES |



CYCLING

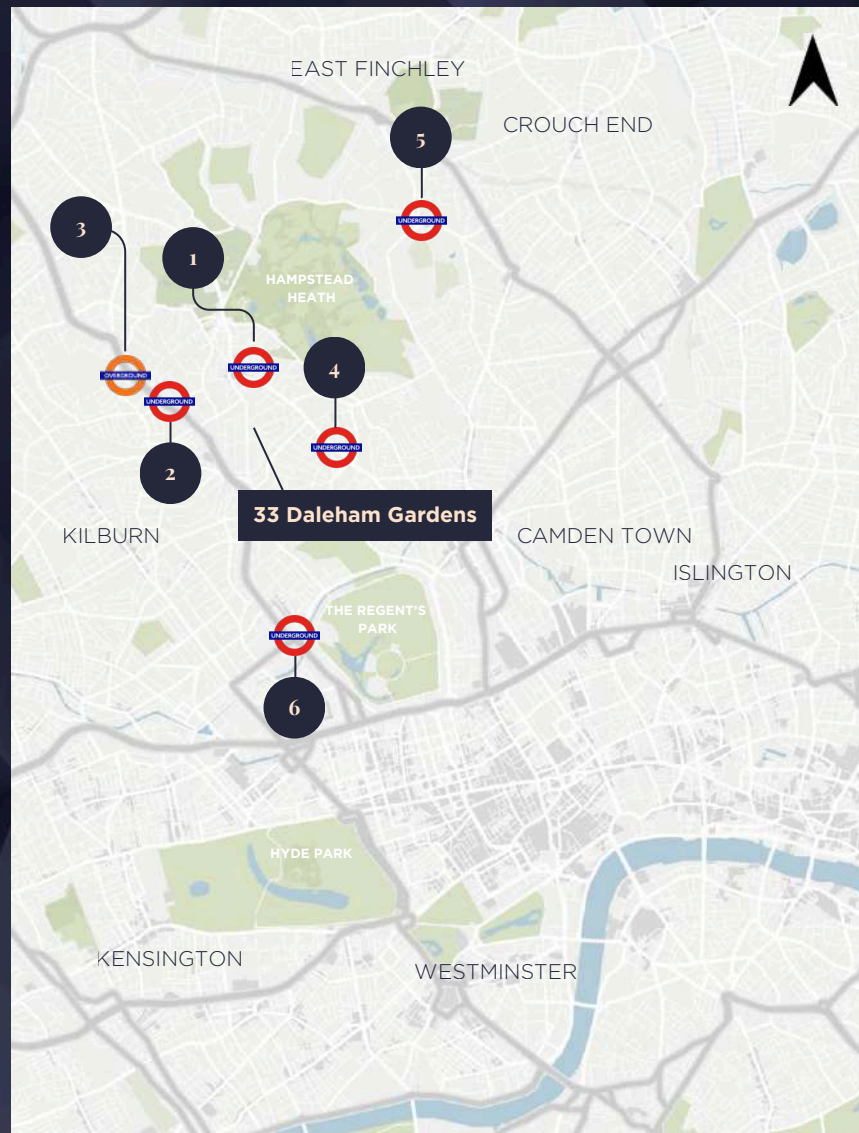
FROM THE PROPERTY

| STATION | TIME |
|-----------------|------------|
| Hampstead Heath | 6 MINUTES |
| Hyde Park | 8 MINUTES |
| Bond Street | 15 MINUTES |
| Soho | 18 MINUTES |
| The City | 23 MINUTES |



LONDON UNDERGROUND

- | | |
|---|--|
| 1 Hampstead (Northern Line) | 5 High Gate (Northern Line) |
| 2 Finchley Road (Jubilee & Metropolitan) | 6 St John's Wood (Jubilee Line) |
| 3 Finchley Road & Frognal (London Overground Mildmay Line) | |
| 4 Belsize Park (Northern Line) | |



PLANNING

The Property is located in the London Borough of Camden. Neither the Property nor neighbouring buildings are statutorily or locally listed. The site is within the Fitzjohns/Netherhall Conservation Area and is identified as a building which makes a positive contribution to the Conservation Area.

There is potential for the change of use and conversion of the existing building to a number of alternative uses, including residential, subject to the necessary consents. A replacement building for the relocation of the services provided on site has been identified. Where the loss of social and community infrastructure is considered, the reprovision elsewhere of the same services is a test noted in policies in the Local Plan (adopted C2 and emerging S3CD). The Local Authority is aware of the Trust's relocation plans. Continued use of the building as a school would not require planning permission.

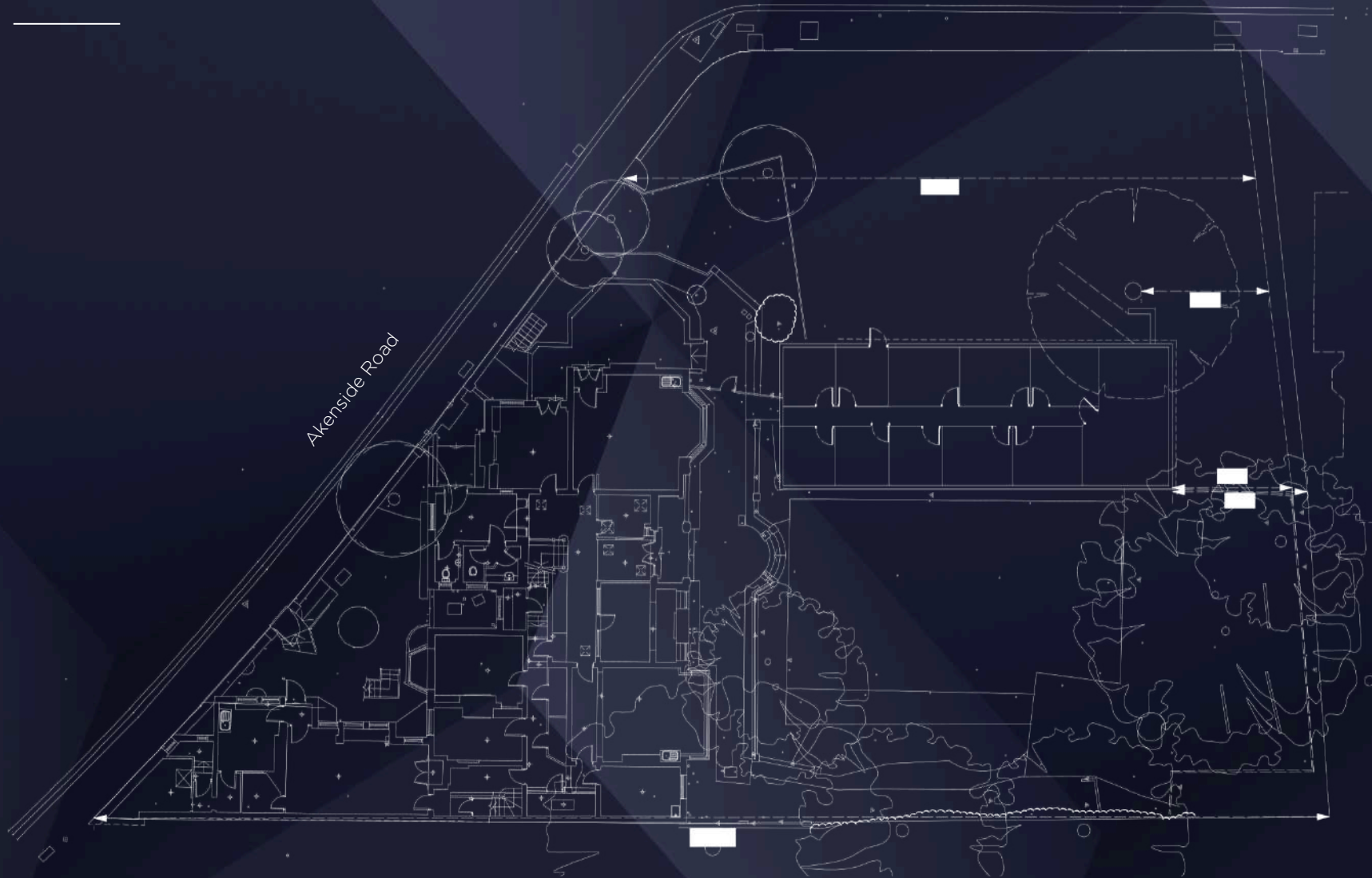
In 2005 planning permission (ref: 2005/0586/P) was granted for the demolition of the single-storey building on the playground and the erection of a 3-storey building for use as an NHS Family Centre (Class D1). The building would have provided c.735 sq m (7,911 sq ft) GIA accommodation. The 2005 permission suggests there is the potential to explore significantly greater accommodation on the site.



2005 Permission Proposed Elevation from Daleham Gardens

SITE PLAN

Daleham Gardens



Floorplans not to scale

GLOUCESTER HOUSE GROUND FLOOR



PLAYGROUND AREA

Floorplans not to scale



Not to scale

METHOD OF SALE

The Property is for sale via informal tender (unless sold prior) and will be sold with full vacant possession. Offers are invited on an unconditional basis.

If a freehold/long leasehold interest of whole or part of the Property is sold onto a third party or transferred prior to development commencing (other than an intra group transfer (including inter alia a holding company or subsidiary company) provided that the group company is bound by the terms of the clawback if it sells to a third party and is of a no worse covenant than the Buyer and any subsequent owner (to be determined by the Seller, acting reasonably) within [10] years of the date of completion, the Buyer will on completion of the relevant sale pay the Seller 50% of the uplift from the Purchase Price (pro-rata for part of the Property).

It is noted that once the Buyer or successor in title secures a planning permission for refurbishment or redevelopment of the Property, this provision will fall away.

This provision will be secured by a restriction on title until it falls away.

VIEWINGS

Viewings are strictly by appointment only through the sole selling agent Savills.

FURTHER INFORMATION

Detailed information can be found on the dataroom:

DATAROOM

IMPORTANT NOTICE

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Sale particulars produced November 2025.

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