

Detached Grade II Listed Redevelopment Opportunity Current Office / Residential / Religious Use

✓ Extending to 5,611 sq ft (521.29 sq m)

✓ Site Area of 0.471 acres (0.19 Ha)

Offers invited for the freehold interest

Moravian Church House
5-7 Muswell Hill
London
N10 3TJ

Executive Overview

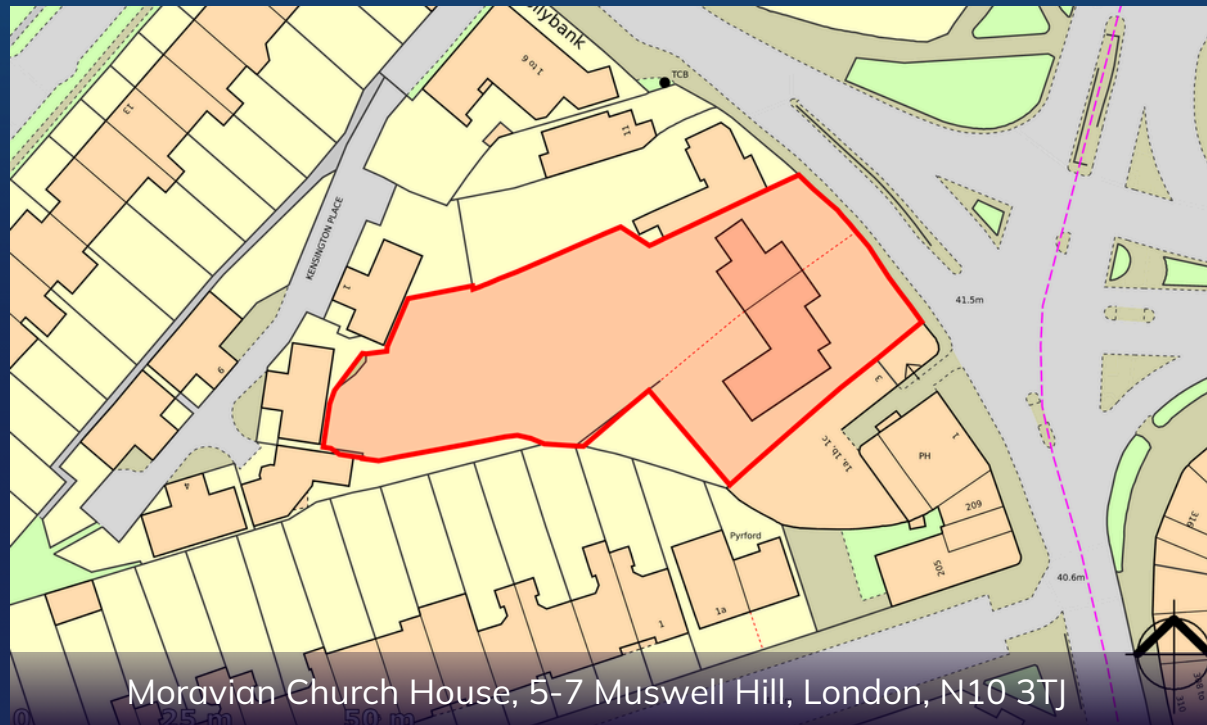
Occupying a prominent position on Muswell Hill, Moravian Church House offers an exceptional opportunity to acquire a well-positioned Grade II Listed office building within one of North London's most established and affluent areas.

The property has been the headquarters for the Moravian Church in the UK, and is offered to the market for the first time since the 1950s.

Moravian Church House comprises a large Grade II Listed detached building extending to c. 5,600 sq ft. Internally the property is arranged over four floors providing a mixture of office and residential accommodation, with additional ancillary accommodation including archival and library storage, and a memorial hall.

Set back from Muswell Hill, the property occupies a plot of approximately 0.5 acres with a large rear garden, having formerly comprised two Victorian Villas.

The property provides an exciting opportunity for a buyer for either refurbishment as continued office accommodation or for redevelopment/conversion for alternative commercial or residential uses (STPP).

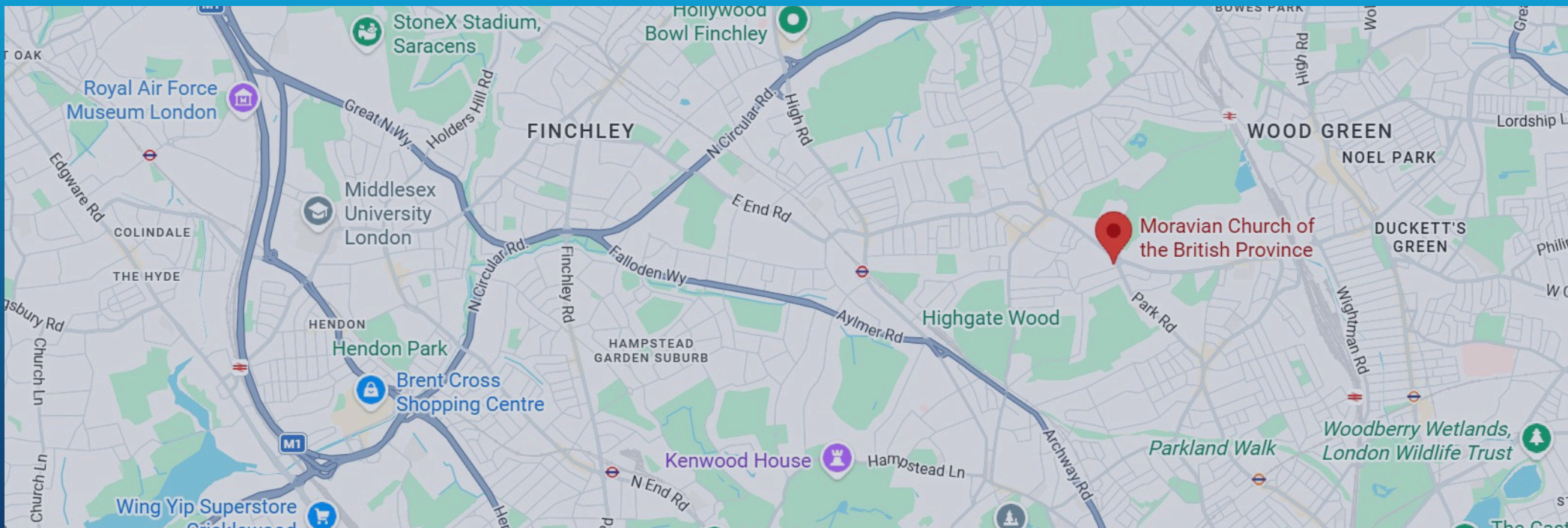


Moravian Church House, 5-7 Muswell Hill, London, N10 3TJ



Key Highlights

- Detached Grade II Listed building occupying a prominent position in Muswell Hill
- Well located within affluent North London borough
- Currently utilised as the headquarters for the Moravian Church in the UK
- Mixed Use Accommodation – Currently arranged to provide office, residential and religious use
- Potential for alternative commercial or residential use (STTP)
- Floor area of 5,611 sq ft (521.29 sq m)
- Site area of 0.471 acres (0.19 Ha)
- Offers invited for the freehold interest



Location

The Property is situated on the western side of Muswell Hill (A504), occupying a prominent position at its junction with Priory Road (A504), Park Road (A1201) and Alexandra Palace Way.

The surrounding area comprises established residential neighbourhoods, local amenities and schooling, with good transport connections from Alexandra Palace and Hornsey stations as well as Northern line services from Highgate and East Finchley underground stations.

Moravian Church House
5-7 Muswell Hill, London, N10 3TJ



Central London
approx. 5 miles



M1 / A1
approx. 5 miles



Alexandra Palace and Hornsey Stations
approx. 1 mile



Highgate Underground Station (Northern Line)
approx. 1 mile



London City Airport
approx. 10 miles

The Site

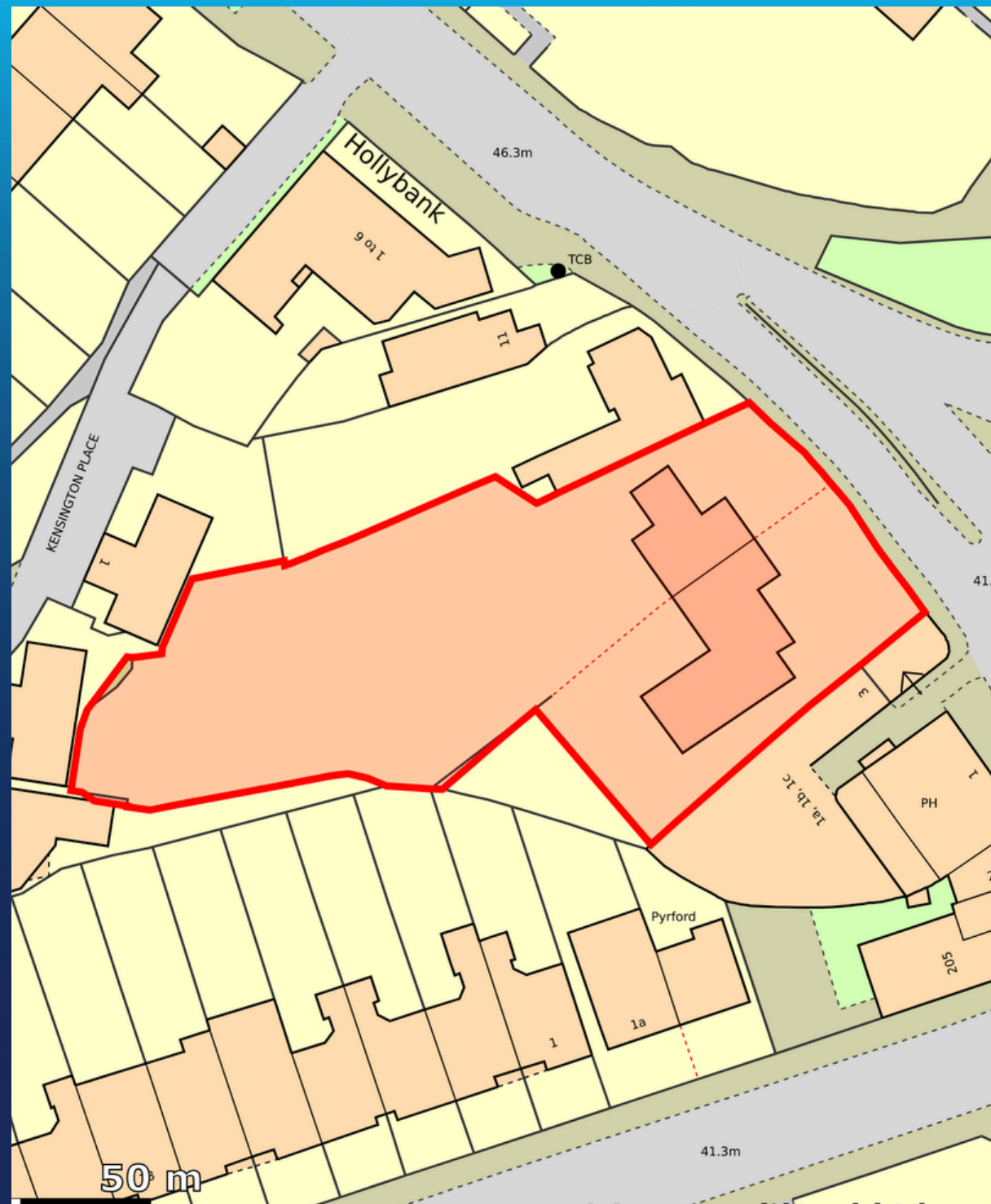
The property comprises a substantial freehold site extending to 0.471 acres (0.19 Ha).

Set back from Muswell Hill, the property benefits from a large rear garden.

Accommodation

Building	Area Sq M	Area Sq Ft
Basement	83.84	902
Ground	184.06	1,981
First	191.70	2,063
Second	61.68	664
Total	521.29	5,611

We calculate that the property comprises the following approximate Gross Internal Areas (GIA):
Floorplans are provided within the data room for illustrative purposes.







Tenure

Freehold.

Title documentation is provided within the data room. Interested parties should rely upon their own investigations.

Method of Sale

Offers are invited for the freehold interest. Unconditional offers are preferred; however, conditional proposals will be considered where appropriately structured and supported.

Offers should clearly outline:

- Purchase price
- Funding position and proof of funds
- Conditions (if any)
- Proposed timescale to exchange and completion
- Outline proposals for the site

EPC, VAT, Legal Costs & AML

EPC: Available upon request

VAT: VAT, if applicable, will be payable at the prevailing rate.

Legal Costs: Each party will bear their own legal costs.

AML: In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide satisfactory identification and confirmation of funding.

Moravian Church House

Moravian Church House
5-7 Muswell Hill
London
N10 3TJ

Contacts

Anthony Hart

+44 (0) 7513 822 654
ahart@hilcoglobaladvisors.co.uk

Nick Hughes

+44 (0) 7979 541 238
nhughes@hilcoglobaladvisors.co.uk

Will Garrood

+44 (0) 7720 160 361
wgarrood@hilcoglobaladvisors.co.uk

More Details

www.hilcovs.co.uk/sale-list/moravian-church-house

Viewings

All inspections are strictly by prior appointment with the sole selling agents.

Further Information & Data Room

A secure data room will be made available to genuinely interested parties.
Interested parties should formally register their interest with the sole agents.

Disclaimer

Hilco Global Professional Services gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Hilco Global Professional Services has any authority to make any representation or warranty whatsoever in relation to this property. Hilco Valuation Services is the trading name of Hilco Appraisal Limited incorporated in England and Wales with registered number 04703331. Its registered office is 99 Gresham Street, London EC2V 7NG. Subject to contract.