

**** DEVELOPMENT/ INVESTMENT OPPORTUNITY ****

**CROCKERS FOLLY
ABERDEEN PLACE, LONDON NW8**



Location:

The Crockers Folly is located on Aberdeen Place which is in the heart of the prestigious St Johns Wood and is situated within short walking distance to St Johns Wood underground (Jubilee Line) and the shops and restaurants of the High Street. It is also just a short walk away from Maida Vale which benefits from all major bus routes into and out of Central London.

Description & History:

The Property is a Grade II listed former public house which benefits from basement, ground, first, second and thirds floors.

The Crockers Folly is one of the finest and most extravagant late-Victorian pubs left in London. It was built as the Crown Hotel in 1898 by Frank Crocker who had heard that a new rail terminal was to be built here. He spared no expense; every wall, window and ceiling is decorated in sumptuous style. It is divided into three bars; a sports bar complete with large screen TV, games machines, table football and a darts board; the elaborate stucco walls and ceilings, featuring frolicking cherubs, have been painted a rather unsubtle loud orange, but it does have fine pillars and nice wood panelling behind the bar. The right hand bar, which once featured live music and is now a dining room, is airy and elegant, the ceiling in particular worth a look. But the finest and most comfortable bar is the main central one. It features a large coloured marble hooded fireplace, fine tile and glasswork, a grand wooden bar, big comfy sofas and chairs and a richly decorated painted plaster ceiling. Back in the 1960s the pub was used in a scene from the film *Georgy Girl*.

The property is arranged over Basement, Ground and 3 upper floors. The Basement & Ground floor were last used as the Kitchen, Bar, Servery and Public areas of the former Public House. City of Westminster does not dispute this use as the lawful planning use.

Westminster believes that the upper floors have a lawful use as a HMO (house in multiple occupation). We believe that they still have policies in place to restrict the loss of such uses. However, we had an initial site meeting with a planning officer and conservation officer, who advised that presuming a strong case could be put forward that the restoration of the building was not financially viable if the HMO use were retained they may accept a change in use to that for a market housing. We believe that subsequent correspondence with City of Westminster they were more reticent about a change of use on the upper floors.

Schedule of Accommodation

Floor	Approx. Gross Internal Area
Lower Ground Floor (unable to access)	3283sqft
Ground	3232sqft
First	2182sqft
Second	2016sqft
Third	1331sqft
Total	12,044sqft

Tenure:
Freehold

Viewing:
Strictly by appointment through the Estate Office on 020 7266 8500

Price: Offers in excess of £4.25m Subject to Contract.

Please visit our website www.estate-office.com

PROPERTY MISREPRESENTATION ACT 1991 - NOTICE

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of The Estate Office has an authority to make or give any representation or warranty whatsoever in relation to this property

