david charles
property consultants

FOR SALE



The Summit, 40 Highgate West Hill

Camden, N6 6LS

Freehold Office / Healthcare Building. Planning granted for single dwelling house.

2,970 sq ft

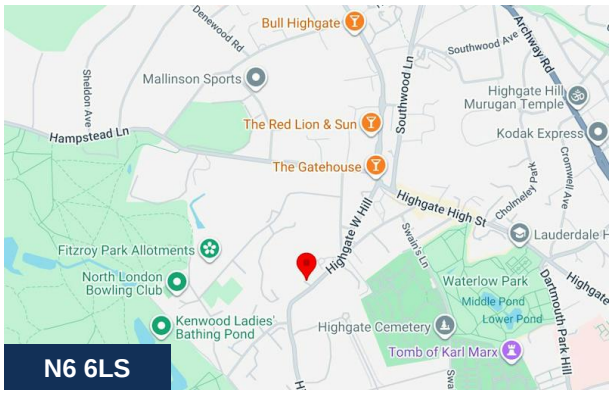
(275.92 sq m)

- The Summit Serviced Offices located in the heart of Highgate Village
- Less than 1-mile from Highgate underground station
- Close to Hampstead Heath
- Comprises of 12 medical consultancy rooms 8 of which are occupied
- Current income approx £91,000.00 pax
- Planning granted for a 3-bed residential dwelling Ref 2018/0934/P (Camden Council)

The Summit, 40 Highgate West Hill, Camden, N6 6LS

Summary

Available Size	2,970 sq ft
Price	Price on application
Rateable Value	£82,900 The rateable value for this property is split between 12 seperate listings on the VOA with each tenant claiming the associated relief.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E







Description

The Summit comprises a two storey plus basement red brick building dating back to 1898, formerly the historic Fox and Crown Public House also known as The Summit which was later converted to a health and medical centre with a mixture of both offices and medical consultancy rooms. The building currently operates as a mixture of offices and health care rooms to this day but has recently been granted planning permission for a large residential dwelling.

The planning permission granted is a for a 3-bedroom property with 2 ensuites, 3 bathrooms, a dining room on the ground floor and a living room and home cinema in the basement as well as a rooftop terrace and exterior courtyard.

The building offers a rare opportunity to acquire a characteristic building in the heart of Highgate Village suitable for owner occupiers or developers.

Location

The Summit is located within the affluent area of Highgate, just 0.7 miles form Highgate Station and 0.8 miles from Archway Station. It also has excellent road connectivity into and out of London via the A1.

The property is adjacent to Witanhurst, a large Grade II listed 1930s Georgian Revival mansion.

Income

8 of the buildings consultancy rooms are currently occupied by way of short term license agreements with the building currently producing approx £91,000.00 per annum with scope for uplift subject to asset management and letting of the vacant rooms.

AML

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

Viewing & Further Information



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THE SUMMIT CLINIC





















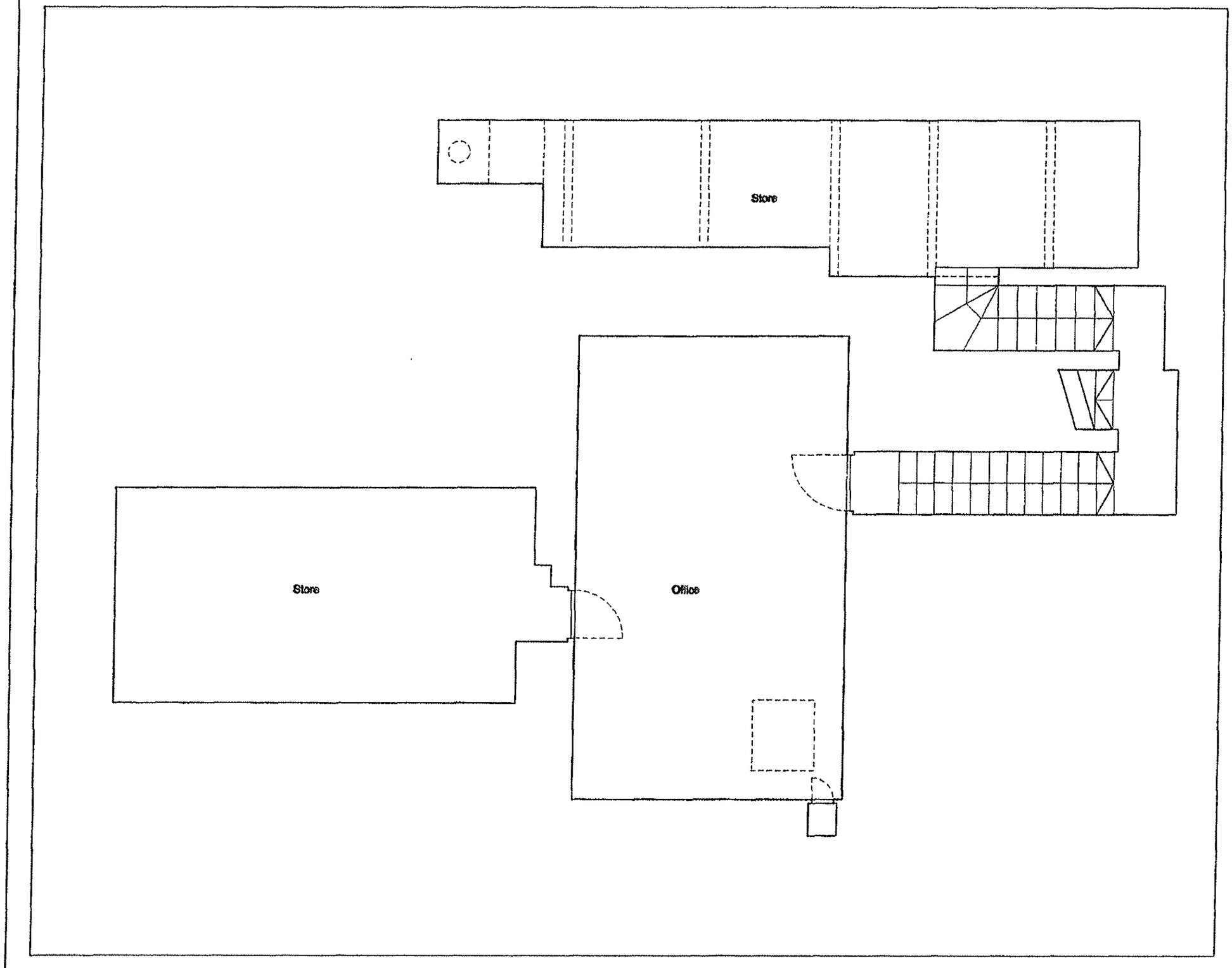












Notes:

All dimensions to be confirmed by Contractor on site.
Do not scale from drawings.

All timbers to be from sustainable sources.

Structural engineer to confirm all works to loadbearing walls.

Rev	Date	Description	By	Chk
01	20.10.05	Planning Application	BTW	BS
00	09.09.05	First issue	BTW	AT

Bell Travers Willson
Architecture and Design

Penn Street Studios
33-35 Penn Street
London
N1 5DL

020 7739 6900

Planning Application

Project:
Barnett House
40 Highgate West Hill
N6 6LS

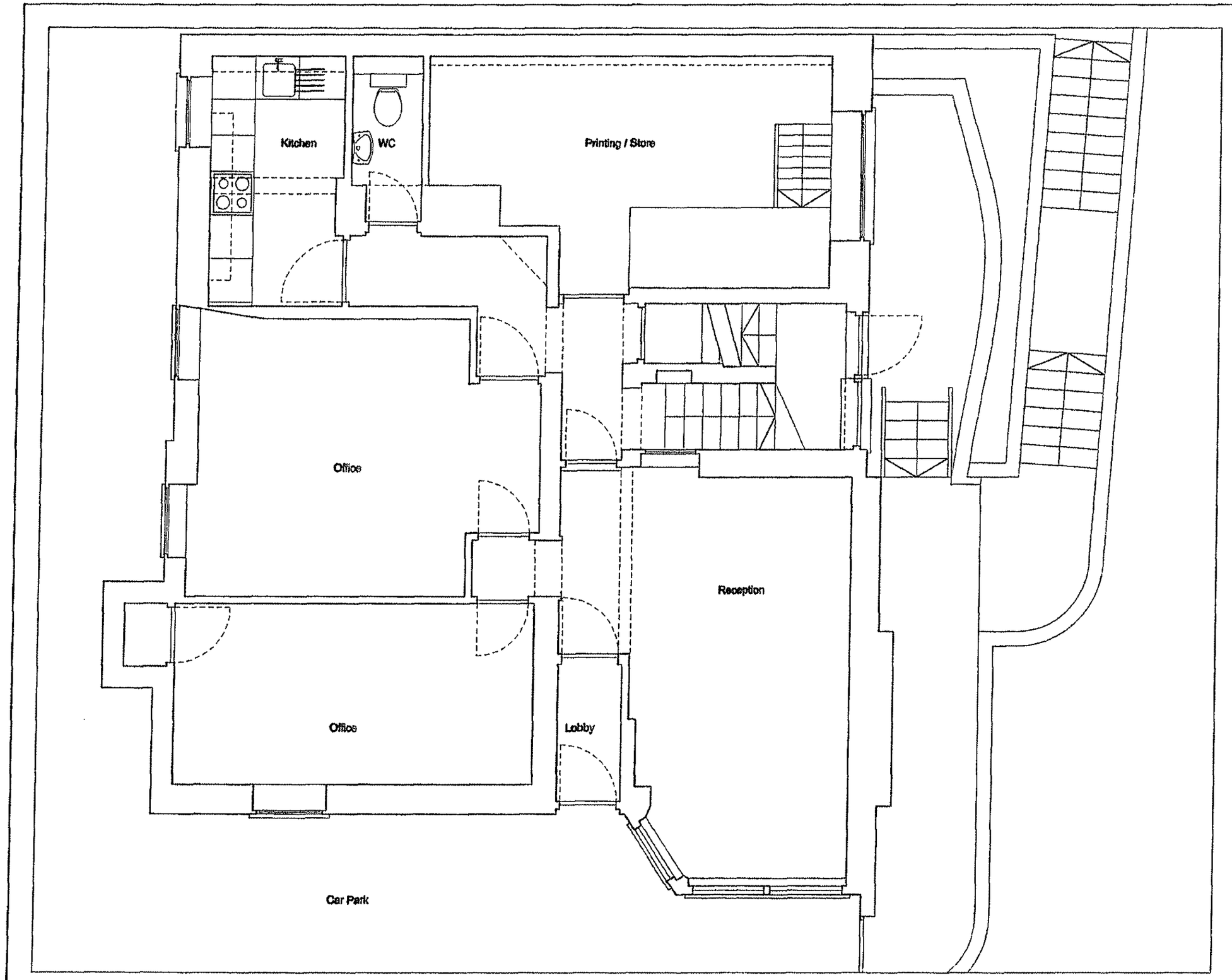
Project Description:
Additional Use

Title:
Existing Basement Level Plan

Scale:1:50 @ A3 | Job No:037

Drawing No:
A100

Rev:
01



Notes:

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Structural engineer to confirm all works to loadbearing walls.

Rev	Date	Description	By	Chk
01	28.10.05	Planning Application	BTW	BS
00	08.08.05	First Issue	BTW	AT

Bell Travers Willson
Architecture and Design

Penn Street Studios
23-28 Penn Street
London
N1 5DL

020 7739 5600

Planning Application

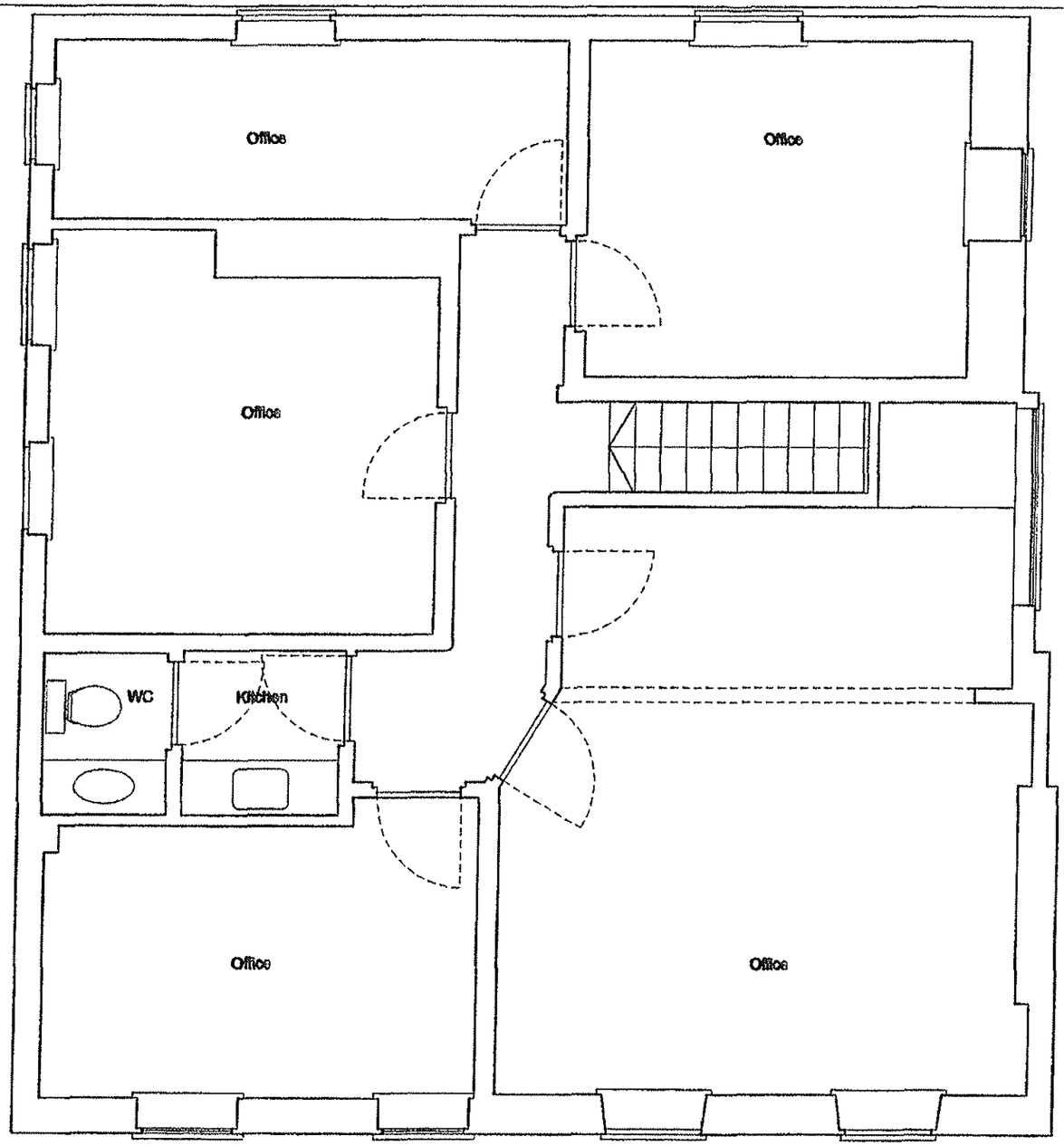
Project:
Summit House
40 Highgate West Hill
N6 6LB

Project Description:
Additional Use

Title:
Existing Ground Floor Plan

Scale:1:50 @ A3 | Job No:037

Drawing No: A101 | Rev: 01



Notes:

All dimensions to be confirmed by Contractor on site.
Do not scale from drawings.

All timbers to be from sustainable sources.

Structural engineer to confirm all works to loadbearing walls.

Rev	Date	Description	By	Chk
01	26.10.06	Planning Application	BTW	BB
00	00.00.00	First Issue	BTW	AT

Bell Travers Willson
Architecture and Design

Penn Street Studios
23-28 Penn Street
London
N1 6DL

020 7739 5600

Planning Application

Project:
Summit House
40 Highgate West Hill
N6 6LS

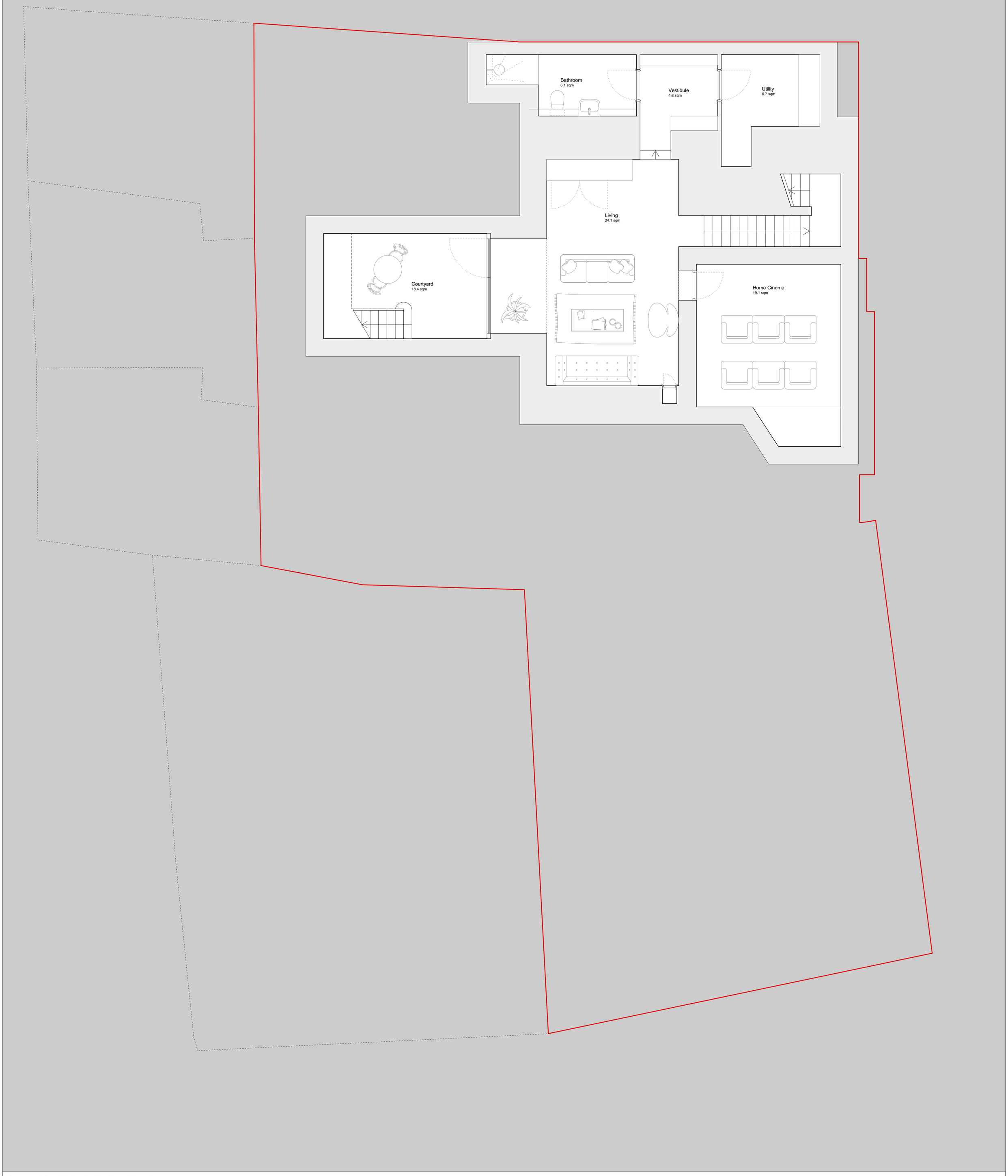
Project Description:
Additional Use

Title:
Existing First Floor Plan

Scale:1:50 @ A3 | Job No:097

Drawing No:
A102

Rev:
01



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Rev.	Date	Revision notes
A	06/06/2025	**PLANNING**

Drawing No. 327_STA_01_00_DR_A_000105

Revision A

Drawing Title
PROPOSED BASEMENT PLAN

0 0.5m 2.5m

Project	The Summit		
Client	Private Client		
Status	Planning		
Drawn	SZ	Checked	ST
Scale@A3	1:100	Scale@A1	1:50

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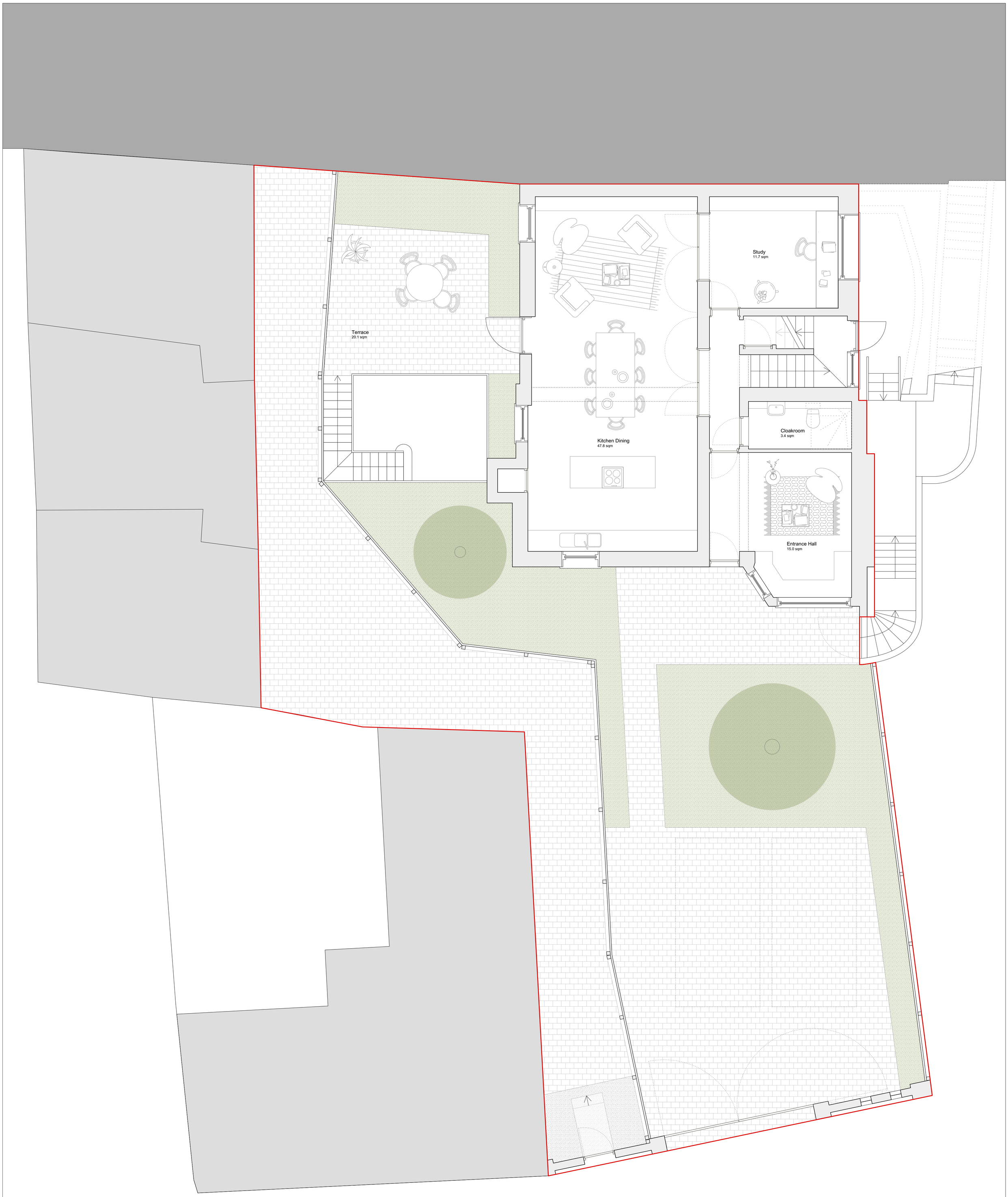

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Rev.	Date	Revision notes
A	06/06/2025	**PLANNING**

Drawing No. 327_STA_01_01_DR_A_000106

Revision A

Drawing Title
PROPOSED GROUND FLOOR PLAN

0 0.5m 2.5m

Project	The Summit		
Client	Private Client		
Status	Planning		
Drawn	SZ	Checked	ST
Scale@A3	1:100	Scale@A1	1:50

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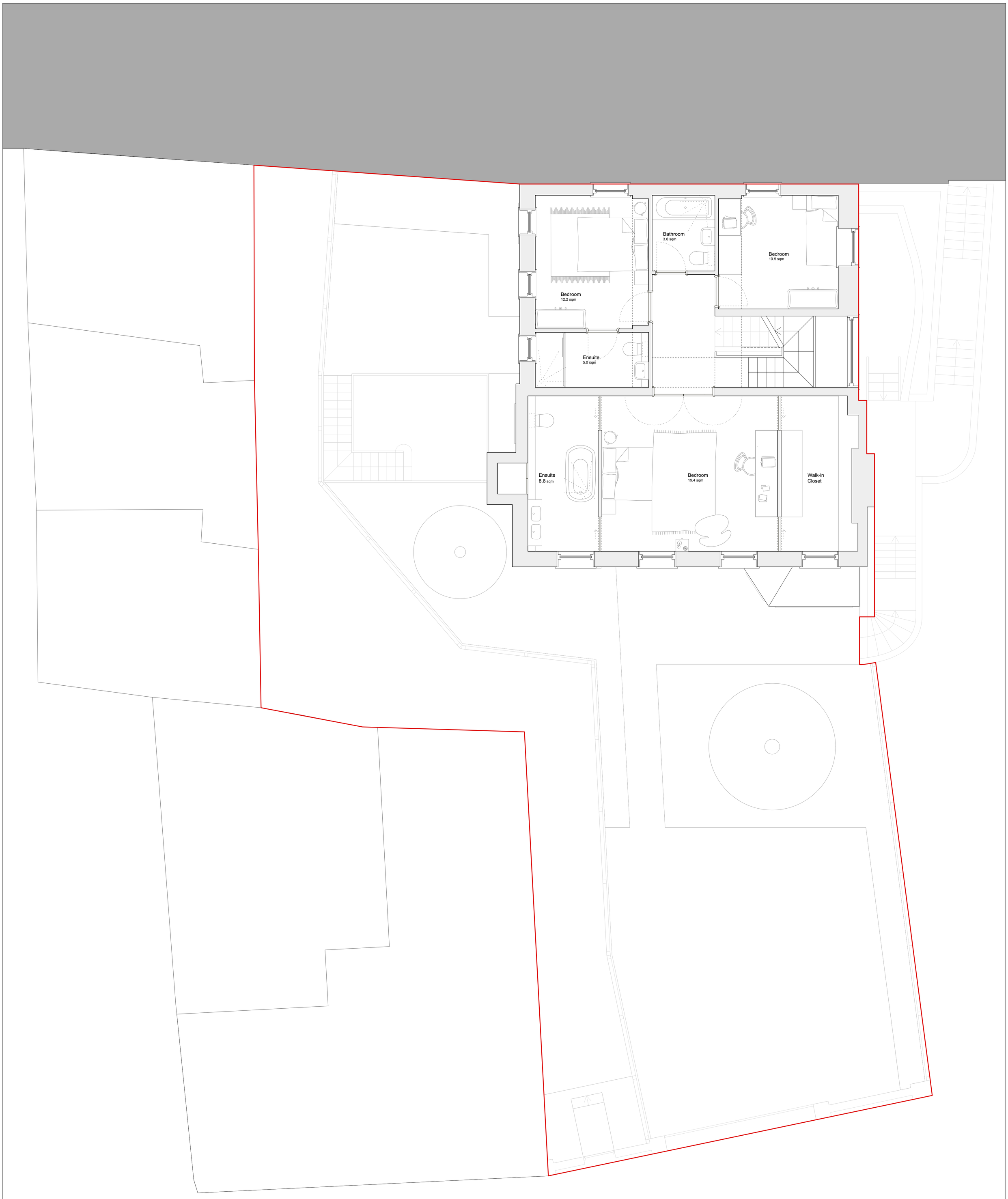

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Rev.	Date	Revision notes
A	06/06/2025	**PLANNING**

Drawing No. **327_STA_01_02_DR_A_00107**

Revision **A**

Drawing Title

PROPOSED FIRST FLOOR PLAN

0 0.5m 2.5m

N

Project	The Summit		
Client	Private Client		
Status	Planning		
Drawn	SZ	Checked	ST
Scale@A3	1:100	Scale@A1	1:50

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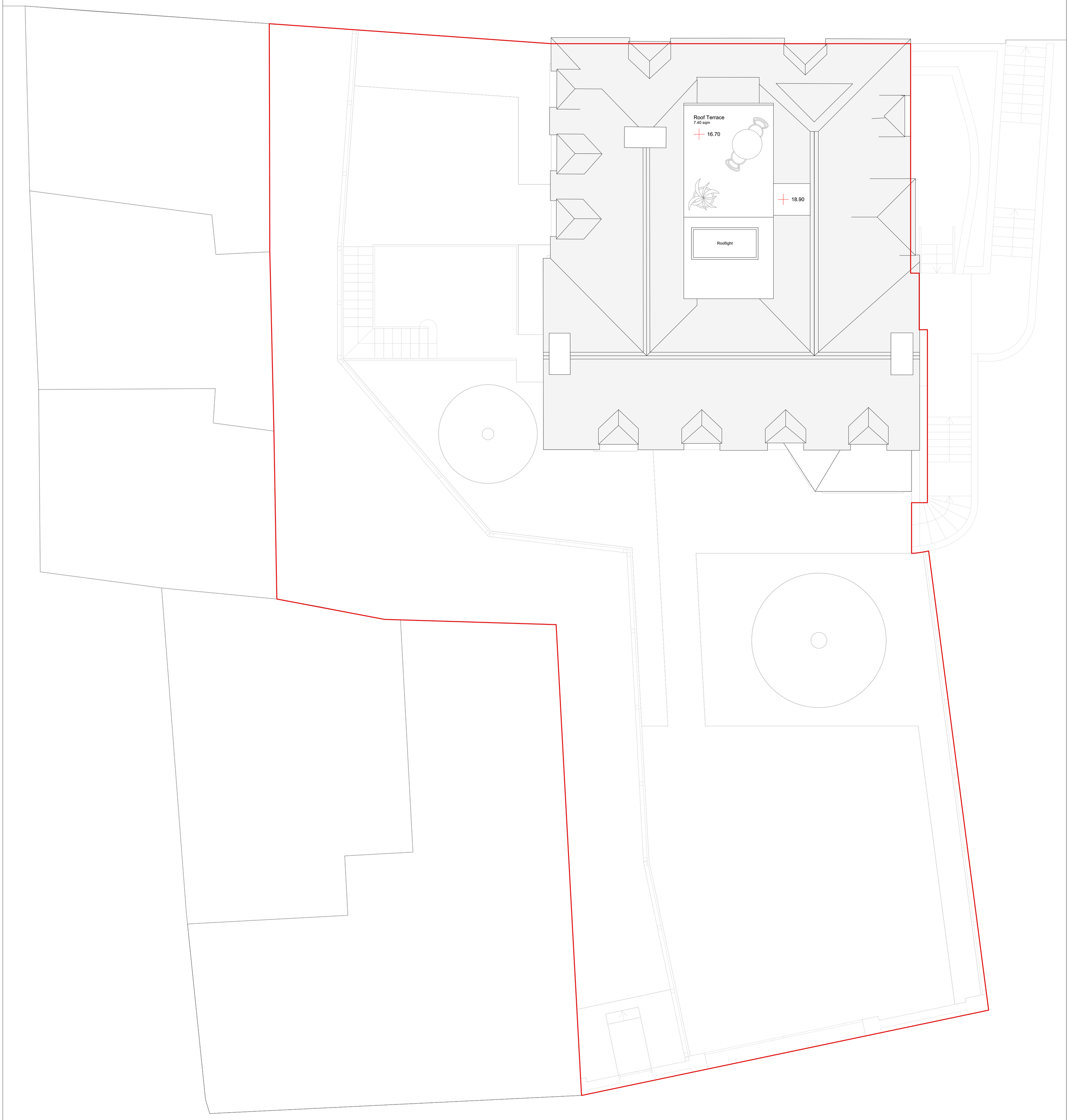

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Rev.	Date	Revision notes
A	06/06/2025	**PLANNING**

Drawing No. 327_STA_01_03_DR_A_000108

Revision A

Drawing Title
PROPOSED ROOF PLAN

0 0.5m 2.5m

N

Project	The Summit		
Client	Private Client		
Status	Planning		
Drawn	SZ	Checked	ST
Scale@A3	1:100	Scale@A1	1:50

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