



## 64 Rochester Place

London, NW1 9JX

**New Instruction - To Rent:  
Unique and characterful  
Mews opportunity available  
now on a charming cobbled  
street in the heart of  
Camden.**

**1,874 sq ft**  
(174.10 sq m)

- Delightful cobbled Street.
- Characterful period frontage.
- Moments from Camden Town.
- Extremely well connected.
- Charming rear patio.
- Available immediately.

# 64 Rochester Place, London, NW1 9JX

## Summary

Available Size	1,874 sq ft
Rent	£50,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D (76)

## Description

Set on a quaint cobbled street almost equidistant from both Camden Town and Kentish Town, Rochester Place offers an unparalleled and highly desirable opportunity to set up in one of the most desired locations in London. Offering in excess of 1,800 sq ft of high quality floorspace, the property has a characterful frontage leading into an extensive ground level that could further benefit from a decorative refurbishment to further enhance this opportunity.

All facilities are already in place and having seen years of successful operation as a medical facility, the previous tenant has opted to move on to allow this opportunity to pass to the next fortunate occupier. Rochester Place is a picture-perfect locale with a particular lack of availability with a site such as this unlikely to come to the market in the near future.

## Location

This property is extremely well connected and whilst set on a quiet frontage, Kentish Town Road and Camden Road are all within the immediate surroundings. Surrounded by a large number of residential dwellings, home to a diverse and affluent set of clientele, this opportunity allows a new tenant to become established amongst this thriving local community who are eager to support local business.

Connections to transport are widespread with Kentish Town, Camden Town and Kentish Town West (Northern, Overground & National Rail) within a ten minute walk providing seamless connections to The City, West End and further East & West London locations including both Gatwick & Heathrow. There are also numerous bus routes surrounding the Mews to allow for further connectivity around the local area.

## Terms

Rent: £60,000 per annum.

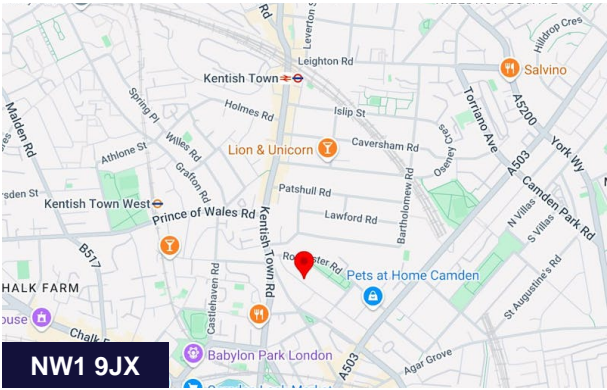
Rateable Value: £48,750.

Possession: Full vacant possession immediately upon completion of legal formalities.

Lease Terms: Flexible.

EPC: D (76).

Legal Costs: Each party is to bear their own legal costs.



## Viewing & Further Information



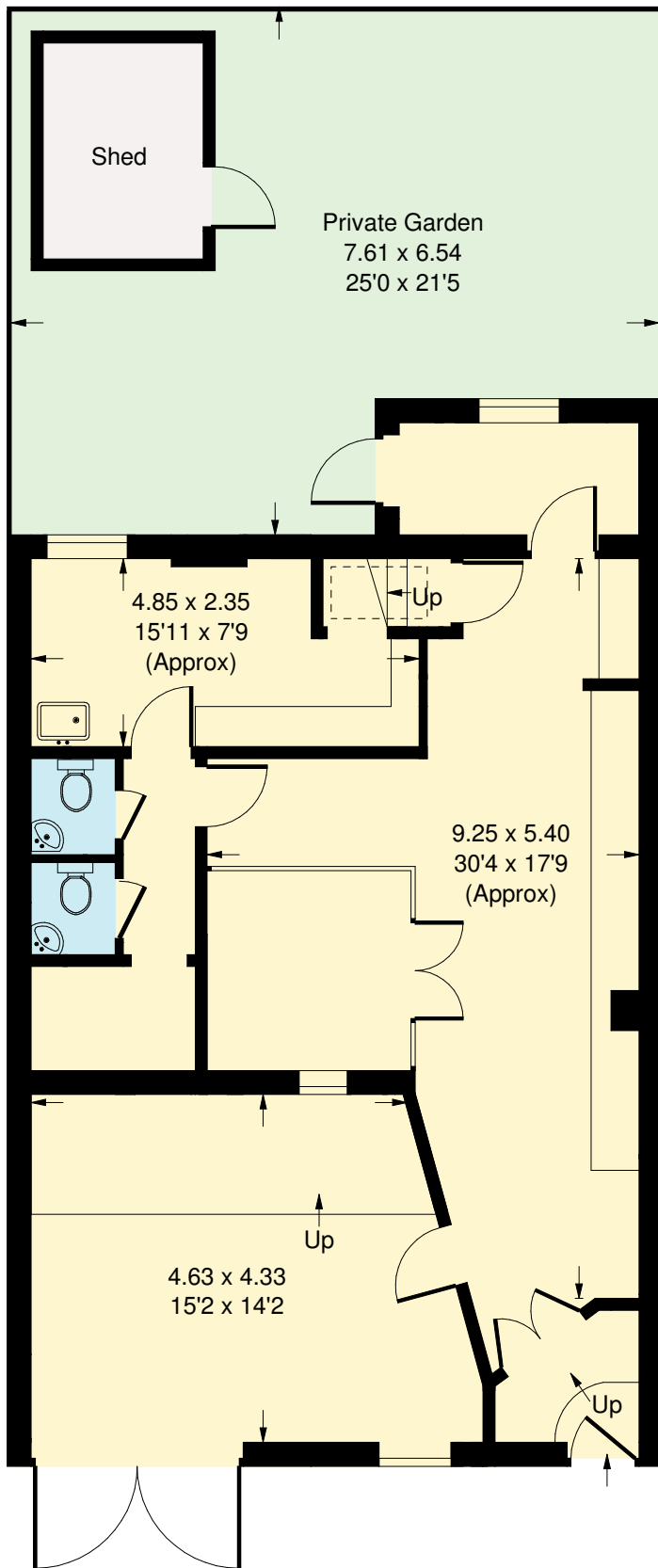
**Chris Ryan**  
07385 413368 | 020 7355 0285  
cryan@winkworth.co.uk



**Adam Stackhouse**  
07817 004082 | 020 7355 0285  
astackhouse@winkworth.co.uk

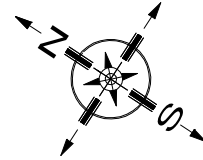
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/06/2025

# Rochester Place, NW1

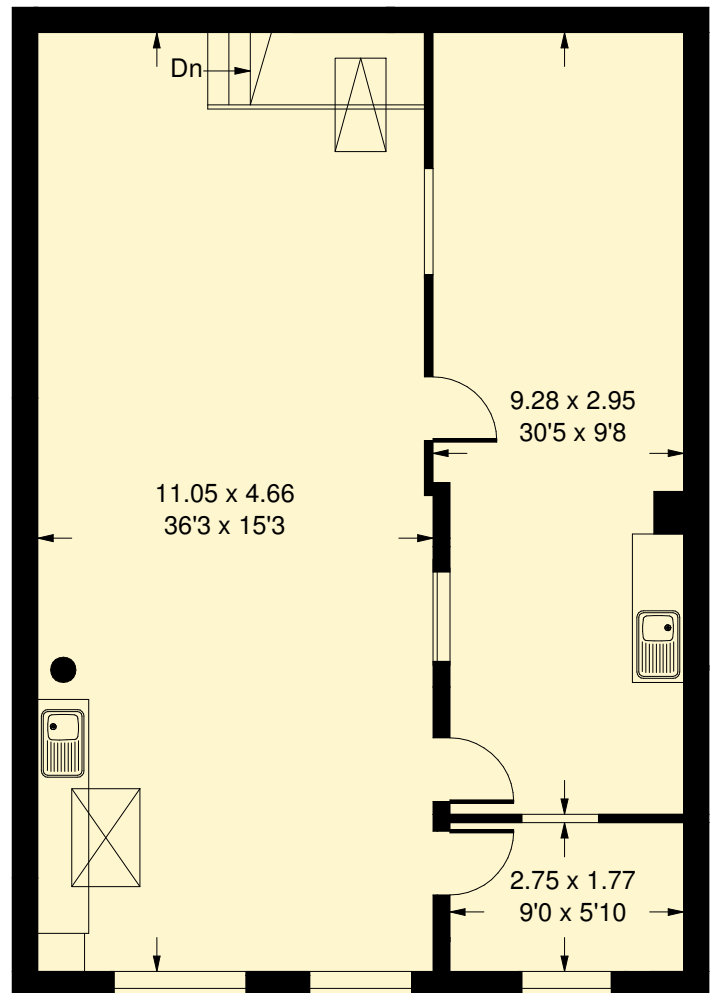


**Ground Floor**

Approx Gross Internal Area  
174.1 sq m / 1874 sq ft



[Dashed box] = Reduced headroom  
below 1.5 m / 5'0



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.