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PALACE AUCTIONS

LONDON



33 Chastilian Road

DARTFORD · DA1

The teenage home of Keith Richards: a freehold building with a let two-bedroom flat, garden, double garage and workshop, producing a 9.0% gross yield

GUIDE PRICE*

£200,000

*Plus buyer's premium of 2%. See Important Notices.

AUCTION

Wednesday 28 October 2026

Unless withdrawn or sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

A PIECE OF ROCK HISTORY

Keith Richards' teenage home

The freehold of 33 Chastilian Road, including the flat where Keith Richards of the Rolling Stones spent his teenage years, in his and Mick Jagger's hometown of Dartford.

2-bed	Freehold	£1,500	9.0%	Garage
FLAT WITH LOFT ROOM	WHOLE BUILDING	FLAT RENT PER MONTH	GROSS YIELD AT GUIDE	DOUBLE, PLUS WORKSHOP

The property

The freehold of the whole building. The ground-floor shop has been sold on a 99-year lease at a peppercorn ground rent. The freeholder keeps the two-bedroom flat above, with a living area, kitchen, bathroom and a loft room reached by its own staircase. Outside is a private rear garden with lawn, trees and a seating area, and a double garage and workshop reached by a shared driveway.

The income

The flat is let at £1,500 per calendar month (£18,000 a year), a gross yield of 9.0% at the guide price of £200,000. The shop is held on a 99-year lease at a peppercorn ground rent, so produces no significant income. Details of the tenancy and the shop lease are in the legal pack.

Potential

Subject to planning and building regulations, there is scope to formalise the loft as a third bedroom and to use the garage and workshop as a home office or studio. The property's history may also appeal to fans and collectors; any commercial use would be subject to the tenancies and any consents needed.

LOCATION

Dartford, Kent

A residential street with a small parade of local shops. Dartford town centre, where statues of Mick Jagger and Keith Richards were unveiled in 2023, is close by.

CONNECTIONS

Dartford station

About 15 minutes' walk.
London Bridge, Cannon Street,
Victoria and Charing Cross.

Road

A2 and M25 close by.

Shopping

Bluewater and Dartford town
centre.

Health

Darent Valley Hospital.

Buyers should check journey times for themselves.

INSIDE & OUT

Garden, garage and workshop



The rear garden



Garden and seating area



Double garage and workshop



Kitchen



Loft room



Shared driveway

Photographs may have been taken at different times and may not show the property as it is today.

SALE DETAILS

Buying this lot

AT A GLANCE

Lot TBC

ADDRESS	33 Chastilian Road, Dartford DA1
PROPERTY	Freehold building: two-bedroom flat with loft room, garden, double garage and workshop. Ground-floor shop sold on a long lease.
HISTORY	Teenage home of Keith Richards of the Rolling Stones
INCOME	£1,500 pcm (£18,000 a year) from the flat. Shop at a peppercorn.
GROSS YIELD	9.0% at the guide price
GUIDE PRICE	£200,000*
AUCTION	Wednesday 28 October 2026, unless withdrawn or sold prior
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange

LEGAL & FEES

Before you bid

TENURE	Freehold of the whole building, subject to the 99-year lease of the shop
TENANCIES	Flat let at £1,500 pcm. Shop on a 99-year lease at a peppercorn. Sold subject to both.
OUTSIDE	Rear garden, double garage, workshop, shared driveway
FINANCE	Some lenders have criteria for buildings with commercial premises. Check with your lender first.
BUYER'S PREMIUM	2% of the purchase price, payable on exchange
LEGAL PACK	Download from palaceauctions.com
VIEWINGS	Strictly by appointment with the auctioneer

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid, and bidder security is needed when you register.
- 3 Read the legal pack,** the Special Conditions and any addendum, and take advice from a solicitor and a planning adviser, including on access.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the date in the contract.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. The reserve will normally be within the guide range or no more than 10% above a single-figure guide. Both the guide and the reserve may change up to the day of the auction.

History and plaque. The plaque on the building was put up in 2015 to promote Keith Richards' album *Crosseyed Heart*. It is not an official English Heritage plaque. The property's history is given in good faith from published sources. Palace Auctions and the seller have no connection with Keith Richards or the Rolling Stones.

Title. The freehold of the whole building is sold, subject to the 99-year lease of the ground-floor shop at a peppercorn ground rent. Buyers must check the title, the shop lease (including its remaining term and the repairing, insurance and service charge provisions), the extent of the land and the rights over the shared driveway in the legal pack.

Tenancies. The property is sold subject to the existing tenancy of the flat and the long lease of the shop. The rent is provided by the seller. Buyers must check the tenancy agreement, the shop lease, deposits and any arrears, and take advice on current residential and commercial tenancy law. Vacant possession cannot be guaranteed.

Loft room, garage and workshop. Buyers should check whether the loft room has building regulations approval, and whether any alteration or change of use needs planning permission.

Fees and additional costs. Besides the purchase price, the buyer must pay a buyer's premium of 2% of the purchase price on exchange. Buyers should also budget for Stamp Duty Land Tax, their own legal fees and any finance costs.

Particulars and AML. These particulars are a general guide only and do not form part of any offer or contract. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions and any addendum. Palace Auctions must check the identity and source of funds of every bidder under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Why buy at Claridge's. Palace Auctions holds its traditional sales at Claridge's in Mayfair, one of London's most celebrated addresses. The auction is a transparent, competitive process in which the winning bid gives you an immediate, binding exchange of contracts.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS • LEGAL PACK • OFFERS

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