



37 Lydford Road,  
London NW2 5QN



For identification purposes only

## Freehold For Sale with Planning Permission to Create a Contemporary Family Dwelling

- Planning Permission to create a luxury 3/4 bedroom home of approximately 2,417sq.ft
- Stunning location within the Mapesbury Conservation Area
- Further development potential (subject to gaining the necessary consents)
- Pre-start planning conditions discharged
- Freehold
- Offers in excess of £800,000

### Description

The existing property has been used as a commercial site and builders yard for over 50 years and now offers an extremely rare opportunity to build a new luxury family dwelling within this stunning location within the Mapesbury Conservation Area, the site is self contained with good open frontage and no immediate neighbours or party walls to other houses. The site now benefits from permission to create a contemporary home over lower ground, ground and first floor of approximately 2,417sq.ft with pre-start planning conditions discharged. As well as being of interest to builders, developers and investors the property also offers the opportunity for an individual to redesign their dream home. The precedent of change of use has been set by our clients and an alternative design or larger house could be considered subject to gaining the necessary consents.

### Location

The Mapesbury Conservation Area is a unique residential area in North West London consisting of mainly substantial Victorian houses set along beautiful tree lined streets. The area originally belonged to St. Pauls Cathedral in Medieval Times and named after the medieval Priest Walter Mapes, The exact borders are between Willesden lane (originally Mapes Lane) to the North and Brondesbury (originally 'Brand's Manor) to the South. The area is well served by the shops, restaurants and bars of Kilburn, Queens Park, West Hampstead and Willesden Green. Schools close by include Malorees Junior School, Anson Primary School, Queens Park Community School and Hampstead School all of which are rated good or outstanding by Ofsted.

# 37 Lydford Road, London NW2 5QN

Proposed CGI



Existing Site images



Sam Murphy 01992 660204  
sam.murphy@highfield-investments.co.uk

Sophie Chapps 01992 660204  
sophie.chapps@highfield-investments.co.uk

+44 (0)1992 660204

highfield-investments.co.uk

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

# 37 Lydford Road, London NW2 5QN

## Proposed schedule

Floor	M <sup>2</sup>	Ft <sup>2</sup>
Basement	106	1,144
Ground	91	871
First	37	401
Total	224	2,417

## Transport

The location is served by a number of stations, Kilburn (Jubilee Line), Brondesbury (London Overground), Willesden Green (Jubilee Line) and Brondesbury Park (London Overground).

## Planning Permission

Planning permission has been granted by Brent Council under application number 14/2952 on 14/11/2014 for the demolition of existing office to builders' yard and erection of a 3/4 bedroom, three storey (including basement) Dwelling house with erection of a boundary treatment and associated hard and soft landscaping.

Buyers note: Please note the pre-start planning conditions have been discharged.

## VAT

We understand the property is not subject to VAT.

## Financial Contributions

Total CIL contributions £47,614.04.

Buyers note: The current owners have successfully applied to Brent Council to have the project exempt from CIL payment due to this being a self build. A new owner could also demonstrate exemption but please rely on your own enquiries in this regard. A copy of the exemption is available within the further information pack.

## Viewing

Please contact sole agents Highfield Investments to arrange access.

## Terms

Offers are invited in excess of £800,000 for the vacant freehold Interest

## Additional Information

Copies of the existing and proposed floor plans and decision notice are available upon request.

## Site map (for identification purposes only)



Sam Murphy 01992 660204  
sam.murphy@highfield-investments.co.uk

## Location map



Sophie Chapps 01992 660204  
sophie.chapps@highfield-investments.co.uk