



811 – 815 Harrow Road,
London NW10 5NJ



Mixed-use freehold for sale with planning permission

- Planning permission for 4 flats and 1 freehold house
 - Retention of one existing commercial unit
 - Part conversion, part new build
 - Kensal Rise location
 - Freehold
 - Offers in excess of £1,400,000
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Description

The existing mixed-use premises at 811 to 813 Harrow Road currently comprises a ground floor commercial unit and a one-bedroom flat to the rear, with a further two one-bedroom flats on the first and second floors. 815 Harrow Road is currently a one-storey commercial unit. Two separate planning applications have been made to retain a commercial unit on the ground floor of 811 Harrow Road with 4 residential units to the rear and above and planning permission has also been granted for the construction of a three-storey dwelling at 815 Harrow Road.

Location

The site is located in an up and coming part of NW10 within the London Borough of Brent. The area is a mixture of residential and commercial properties. This part of Harrow Road is vibrant and cosmopolitan with a mixture of Irish, Portuguese and Caribbean shops and restaurants. Westfield London shopping centre is under 2-miles away from the property.

Proposals are in place for the creation of a new station at the nearby Old Oak Common to act as the interchange between HS2 and Crossrail. If the development goes ahead it promises to boost the local economy by £15billion through the creation of a brand new city with up to 24,000 new homes and 55,000 jobs.

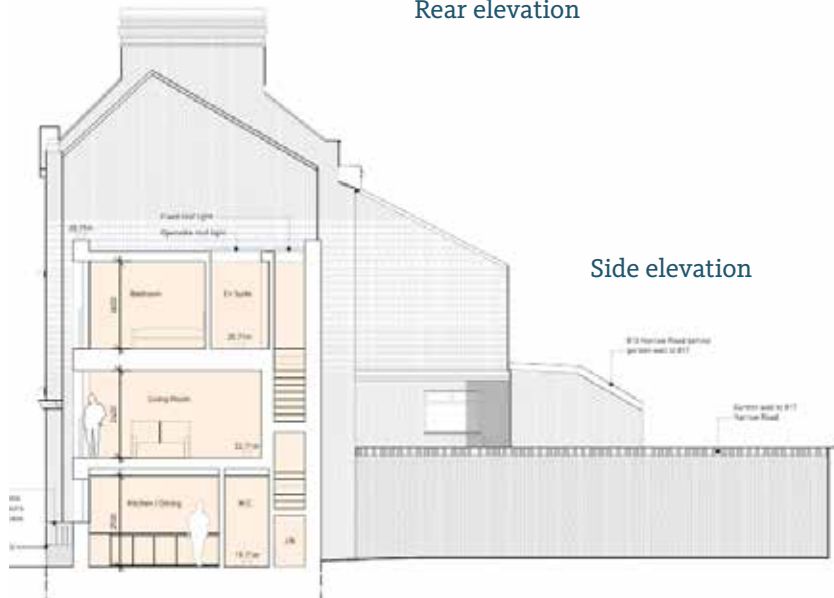
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Proposed elevations



Front elevation

Rear elevation



Side elevation

811-813 Harrow Road schedule for proposed units

Unit	Type	Beds	M ²	ft ²
1	Apartment GF / 1st Duplex w/courtyard	2b3p	87	936
2	Apartment 1F	1b2p	50	538
3	Apartment 2/3F	1b2p	58	624
4	Apartment 2/3F	1b2p	44	474
			239	2,573

815 Harrow Road schedule for proposed units

Unit	Type	Beds	M ²	ft ²
1	2 Bedroom 3-storey house	2b2p	79	850

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Transport

The property is centrally situated within half a mile of both Kensal Green and Willesden Junction stations, which are on the Bakerloo and London Overground lines.

The A40 and North Circular Roads are both a short drive away, providing links to the M4 and North London.

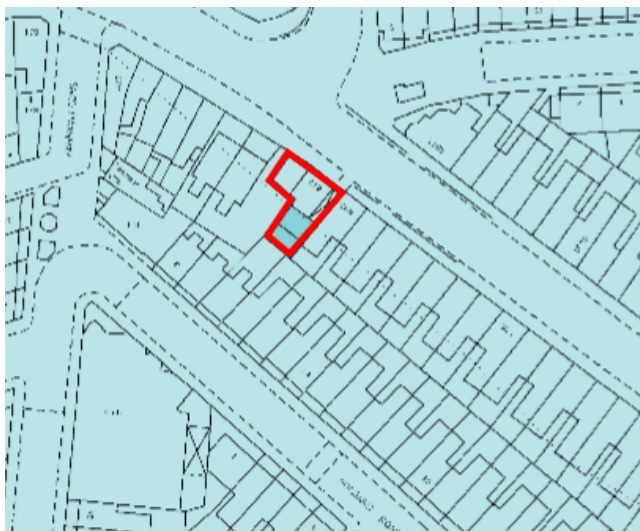
Planning Permission

Planning was granted on 2nd December 2016 under planning reference 16/3986 erection of a rear dormer window and the insertion of two front rooflights to provide two one-bedroom flats on the second and third floors, reconfiguration of the rear ground and first floors to form one two-bedroom flat and one one-bedroom flat, and the change of use of ground floor commercial space to provide cycle parking spaces and bin stores.

Planning permission was also granted on 2nd December 2016 under planning reference 16/4439 for the demolition of a single storey commercial building and the erection of a part two and part three-storey building providing one one-bedroom residential dwelling house with associated cycle parking, bin stores and landscaping.

Interested parties are advised to make their own planning enquiries with the Brent Council Planning Authority on 020 8937 6726. Details of further planning policies can be found at www.brent.gov.uk/planning

Site Map



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Tenure

Freehold

VAT

We understand the sale will not be subject to VAT.

Viewings

Please contact sole agents Highfield Investments to arrange access.

Terms

Offers in excess of £1,400,000.

Additional Information

Copies of the existing and proposed drawings and planning notices are available on request from any member of the Highfield team.

Location Map



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