



605-609 Harrow Road,
Kensal Green, London W10 4RA



For identification purposes only

Freehold development opportunity with planning permission for 5 residential units and 1 commercial unit.

- Planning permission granted to provide 5 residential units (4 x 2 bed and 1 x 4 bed units) extending to approximately 442m² / 4,758ft²
- Proposed commercial unit extending to approximately 19m² / 205ft²
- 0.4 miles to Kensal Green Station
- 0.5 miles to Kensal Rise Station
- Freehold
- Offers in excess of £1,500,000

Description

On joint instructions with Andrew Pennell, the existing site houses EM Lander Stonemasons showroom on the Harrow Road, as well as a number of single storey structures located towards the rear of the site used as warehouses and storage. The site now benefits from planning permission for the construction of five dwellings and one 19m² commercial unit fronting Harrow Road. EM Lander Stonemasons is not part of the sale.

Location

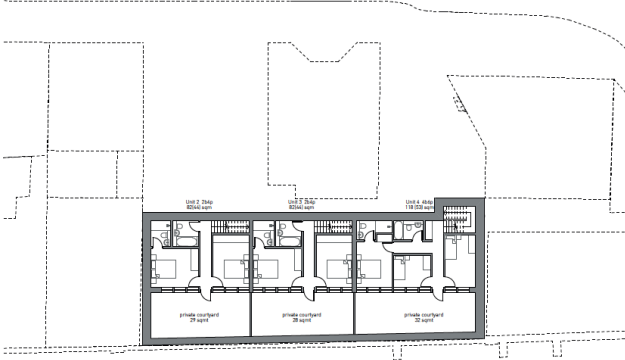
The site is located in Kensal Green, West London, within the Royal Borough of Kensington & Chelsea. Kensal Green and its neighbour Kensal Rise are popular areas for young professionals and families.

The site is close to the world famous Portobello Road market, Ladbrooke Grove and the fashionable Queens Park area. The high street of Chamberlayne Road is nearby, with its many cocktails bars, delis, restaurants and boutiques. The famous Kensal Green Cemetery is situated to the rear of the site. Ark Brunel Primary and Barby Primary schools are within 0.3 miles and are both rated as 'outstanding' by Ofsted.

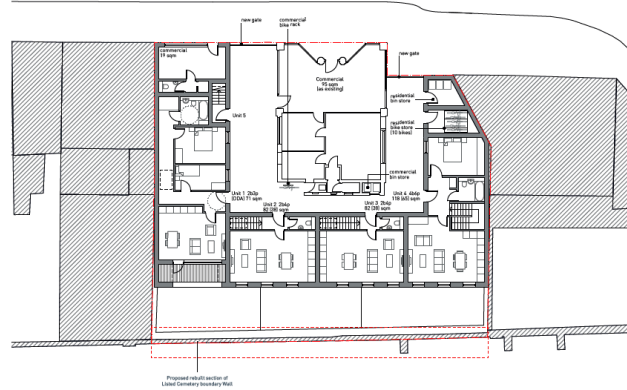
605-609 Harrow Road, Kensal Green, London W10 4RA

Floor plans

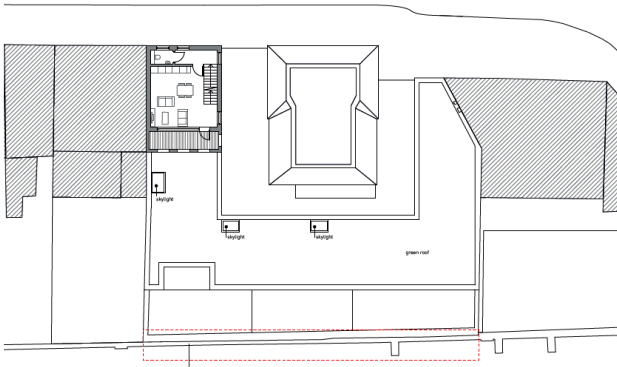
Lower ground



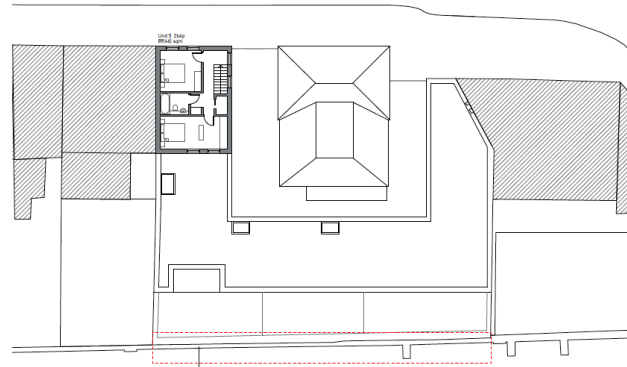
Upper ground



First



Second



Residential Schedule

Unit	GIA (M ²)	GIA (FT ²)	Type (Beds/person)	Storey	Amenity Space (M ²)
1	71	764	2B/3P	GF	9
2	82	883	2B/4P	BS - GF	29
3	82	883	2B/4P	BS - GF	28
4	118	1,270	4B/6P	BS - GF	32
5	89	958	2B/4P	GF - 1F - 2F	9
Total	442	4,758			107

Commercial Schedule

Unit	GIA (M ²)	GIA (FT ²)
1	19	205
Total	19	205
Total GIA	461	4,963

605-609 Harrow Road, Kensal Green, London W10 4RA

Transport

Kensal Green station (Bakerloo and Overground) is located 0.4 miles away with trains to the West End and Euston. Kensal Rise station (Overground) is 0.5 miles away with trains to Richmond and Stratford. The A40 is located to the South with connections to the North Circular Road and into Central London.

Planning permission

Planning permission was granted subject to the signing of the Section 106 agreement on 1st June 2017, under the planning reference PP/17/02065 for the demolition and reconstruction of a section of boundary wall; demolition of storage sheds 1-5 and construction of part 3-storey, part 1 storey building with basement comprising 1 commercial unit (Class A1/Sui generis Showroom) at ground floor and 5 residential dwellings (Class C3) at basement to second floor (4 x 2 bed & 1 x 4 bed). The Section 106 agreement provides for the site to be parking permit free.

Viewings

Access is to be made by appointment only with sole agents Highfield Investments.

Additional Information

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

Financial Contributions

The property is liable for a combined Kensington & Chelsea Mayoral CIL charge of approximately £85,000.

VAT

We have been advised that VAT is not applicable.

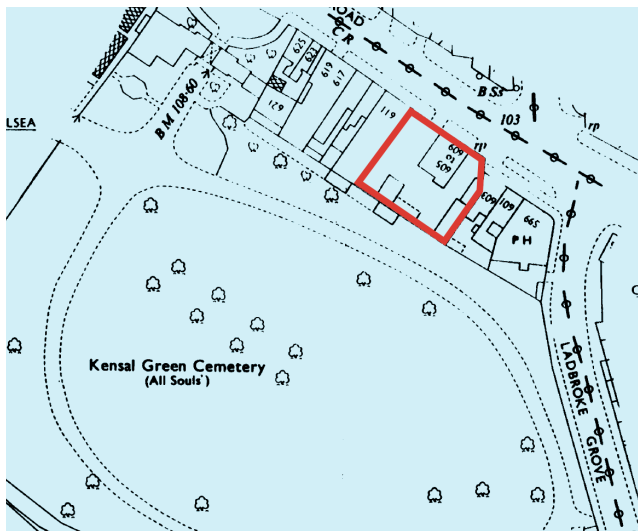
Tenure

Freehold.

Terms

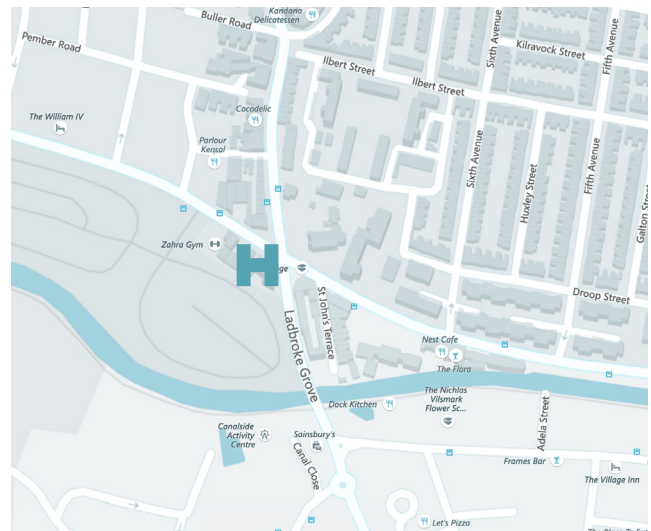
We are inviting offers in excess of £1,500,000 for the freehold interest.

Site plan



Sam Bacon 01992 660204
sam.bacon@highfield-investments.co.uk

Location Map



Michael Isaacs 01992 660204
michael.isaacs@highfield-investments.co.uk