



1-3 All Souls Avenue  
Brent NW10 3AL



FOR ILLUSTRATION PURPOSES ONLY

## Freehold Development Opportunity

- Plans granted to provide 1 new residential unit (Basement & Ground floor)
- Potential to extent the basement and loft conversion subject to Section 73
- Local Authority – Brent
- Total build area measuring approximately 67m<sup>2</sup> / 720ft<sup>2</sup>
- 3 minute drive to Kensal Rise Station
- 35 minute journey into Kings Cross Station
- Freehold
- Offers in excess of £325,000

### Description

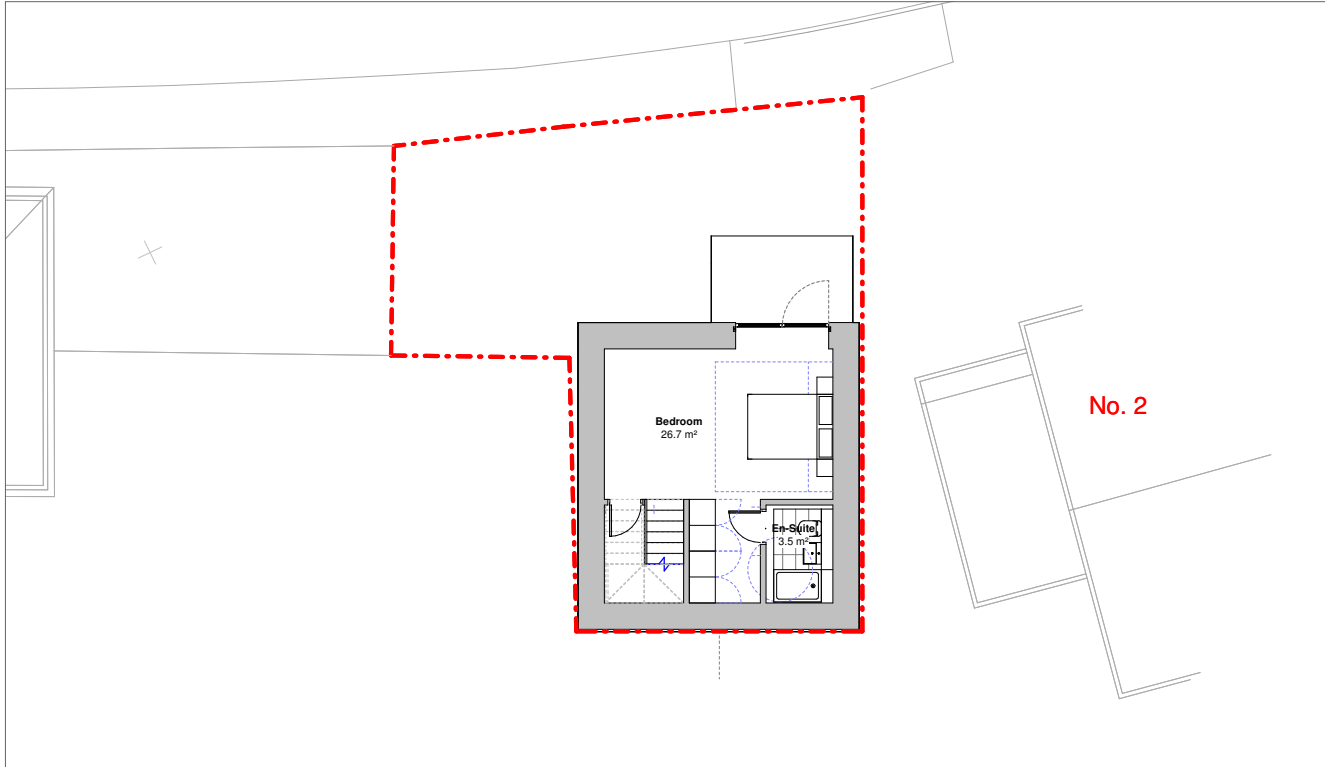
The property benefits from planning permission to demolish the existing garage and create a 1 bedroom, two storey dwellinghouse with associated landscaping, provision for bin storage, space for bicycle storing and provision for parking.

### Location

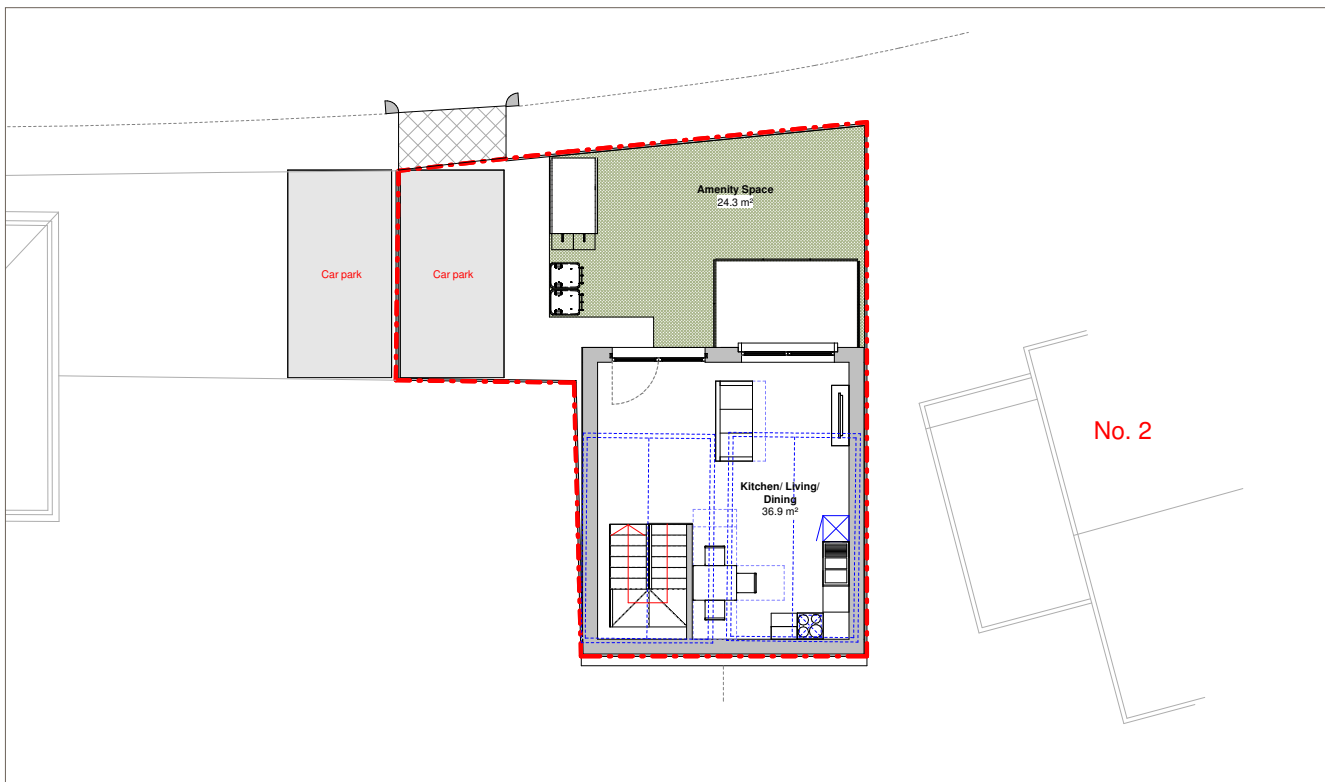
The property is situated within an area administered by Brent Council and lies approximately 0.6 miles from Harrow Road which offers fantastic amenities such as restaurants, coffee shops and pubs. The local area also offers a great choice of primary schools, secondary schools and colleges including Donnington Primary School, College Green School and Manor School.

# 1-3 All Souls Avenue Brent NW10 3AL

## Proposed Basement Floor Plan



## Proposed Ground Floor Plan



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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.

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## Proposed Schedule

Unit	Type	Beds	GIA (m <sup>2</sup> )	GIA (ft <sup>2</sup> )
1	House	1 bed	67	720
<b>Total GIA</b>			<b>67</b>	<b>720</b>

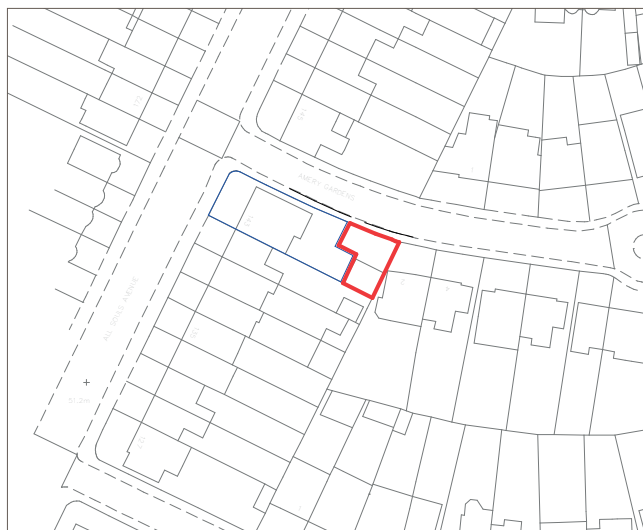
## Transport

The existing property runs just off the A109 stretch of Lordship Lane. The immediate area comprises a mix of low-rise period residential properties and commercial properties situated on the main road. nearest railway station is Turnpike Lane Station which provides frequent services into Kings Cross station with the fastest journey time being around 30 minutes.

## Aerial View



## Site Plan



## Planning Permission

20/1922 Demolition of the existing garage and to construct 1 x 1 bedroom dwellinghouse. 1-3 All Souls Avenue, Brent NW10 3AL

## Additional Information

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

## Access

Access for internal inspection to be arranged through any member of the Highfield team.

## VAT

We have been advised that VAT is not applicable.

## Tenure

Freehold.

## Terms

Highfield Investments are inviting offers in excess of £325,000 for the freehold interest.

## Site Location

