



Baldwin House, Gayton Road, Harrow,
London, HA1 2XD



Airspace Development Opportunity

- Airspace Development Opportunity
 - Planning permission has been granted for the creation a fifth floor to the existing building to provide 4 flats
 - Amenities close by including St Anne's Shopping Centre, Tesco Superstore and Boots
 - Proposed GIA- 258sqm/2,777sqft
 - Harrow On The Hill Station is a 5-minute walk away
 - Direct access to London Liverpool St in 30 minutes
 - Offers in excess of £300,000 for the leasehold interest
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Description

The existing site currently consists of a detached 5-storey and 3-storey purpose built office building constructed in the 1960's which was then converted into residential accommodation, providing 36 flats.

Planning permission has been granted by the London Borough of Harrow for the erection of a fifth floor to facilitate 4 flats. The vendor will be making a non-material amendment to remove the extension of the lift to the new floor.

Location

The immediate surrounding area consists of a mixture of residential, commercial and retail buildings. Harrow is very well served in terms of local nearby amenities which can be found directly on the High Street leading up to St Anne's Shopping Centre.

The local schools include Harmony Primary School (0.4 miles), The Jubilee Academy (0.4 miles) and Harrow School (0.6 miles).

Proposed Schedule

Unit	Type	Beds	GIA (m2)	GIA (Sqft)
1	Flat	2	80	861
2	Flat	2	67	721
3	Flat	1	56	603
4	Flat	1	55	592
			258	2,777

External View



Site 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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Transport

The site is highly accessible via public transport and is situated a 5-minute walk away from Harrow On The Hill Station. The station is situated on the Metropolitan Line and provides direct access to Liverpool Street Station within 30 minutes.

Access

Available upon request.

Financial Contributions

We have been advised that the CIL charge of £44,553 and S106 charge of £2,370 will need to be paid by the purchaser.

Planning Permission

Reference Number: P/3644/22- Planning permission has been granted by Harrow Council for the creation of the fifth floor to the existing building to provide 4 flats; bin and cycle stores.

Further Information

Please contact a member of the team at Highfield Investments for the further information pack.

VAT

VAT is not applicable.

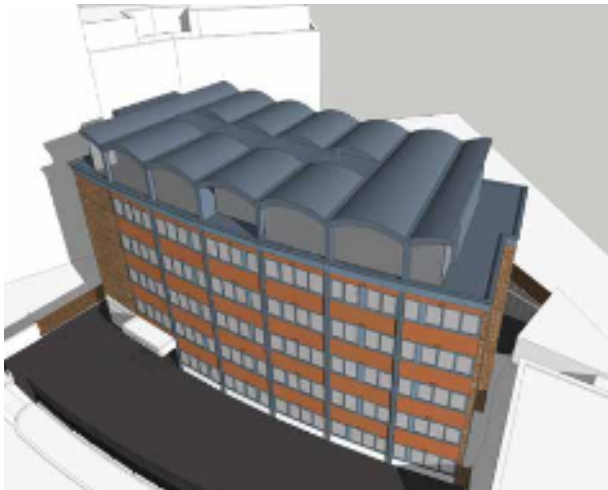
Tenure

250 year lease.

Terms

Highfield are inviting offers in excess of £300,000 for the leasehold interest.

CGI



Internal View- Corridor



Internal View- Core Area



External View of Rear Car Park



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