

**PROPOSED SCHEME VISUALISATION**



**LAND REAR OF 1 PHILLIMORE GARDENS**

KENSAL RISE, LONDON, NW10 3LL

SOLE AGENT

**GLPG**



## INVESTMENT SUMMARY

- The sale of a **freehold site with detailed planning consent** to create a brand-new detached house
- **Proposed Residential NSA** approx. 1,905 sq. ft. / 177 sq. m.
- **CIL is estimated at approx. £45,000** - we encourage all interested parties to carry out their own due diligence to confirm this
- **The proposed scheme includes a single-car driveway**
- **Planning reference: 19/4300 (Brent Council)**  
[Click Here](#) to view the application on the planning portal
- **Offers are invited for the freehold interest on an unconditional basis**
- **Viewings by appointment only**





## LOCATION

The site is located equidistant to both Kensal Green and Brondesbury Park, both with train stations and an abundance of local amenities including restaurants, shops and supermarkets.

The area is continuing to benefit from strong demand from both families and young professionals given the short journey time into Central London, excellent schools and green open spaces.



## KEY DISTANCES

- Manor School - 0.2 miles
- Kensal Rise Station - 0.4 miles
- Kensal Green High Road 0.4 miles
- King Edward VII Park - 0.5 miles
- Queens Park Community School 0.5 miles
- Brondesbury Park Station - 0.9 miles
- Queens Park - 0.9 miles





## DESCRIPTION

A freehold site to the rear of 1 Phillimore Gardens in Kensal Green, currently comprising a single-storey outbuilding.

The site benefits from detailed planning consent via Brent Council, planning reference number: 19/4300 for the following:

“Front extension, new pitched roof structure, basement, new garden wall and front garden landscaping to dwelling house”

Please [Click Here](#) to view the application on the planning portal.

The proposed scheme includes a single-car driveway to the front.

The site is located equidistant between Kensal Rise and Brondesbury Park.

CIL is estimated at approx. £45,000 - we encourage all interested parties to carry out their own due diligence to confirm this.

## DATA ROOM

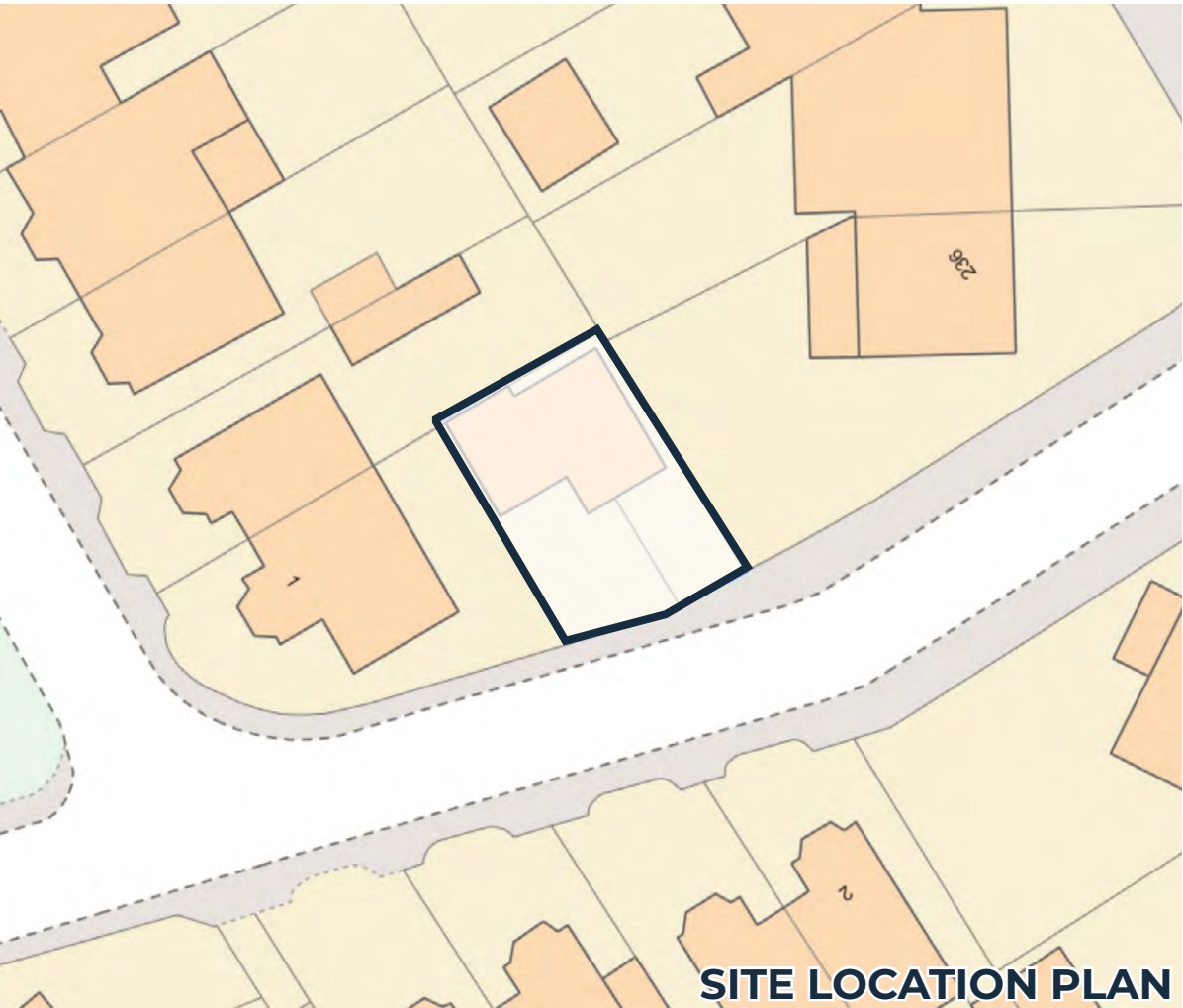
[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: **KENSALHOUSE** (case sensitive)

The data room contains the following set of documents:

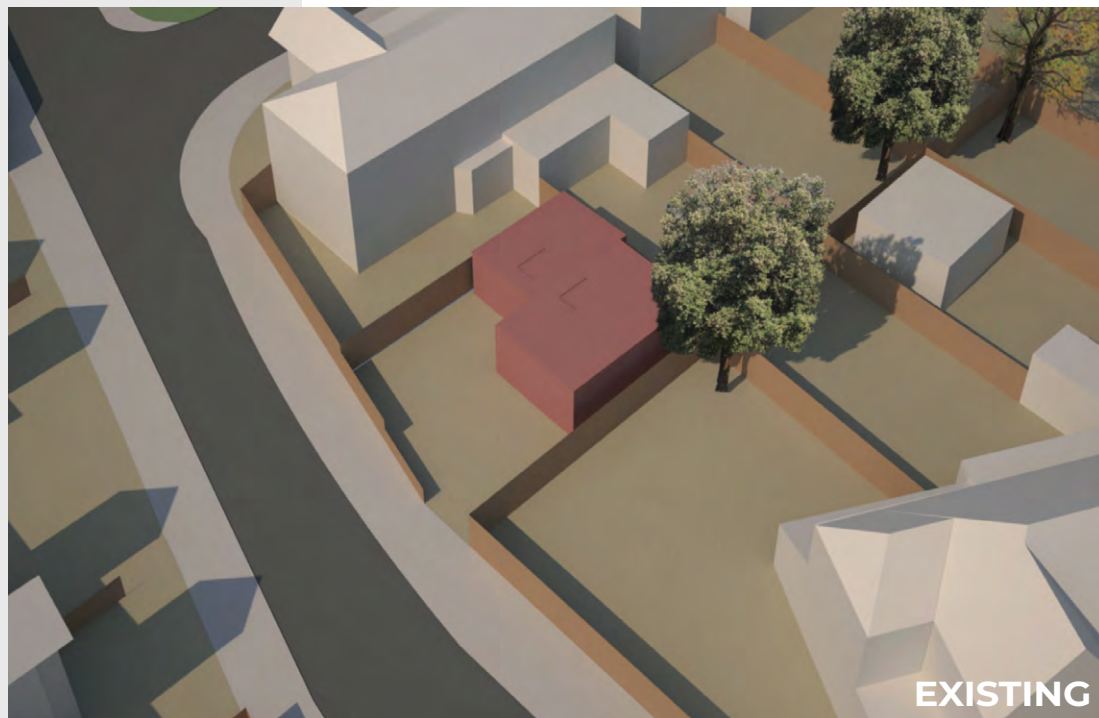
- 1. Full set of approved plans & documents
- 2. Title Register & Plan
- 3. CIL Liability Notice
- 4. Decision Notice

Please note, the data room is being regularly updated.

Unit	Parking	Beds	NIA Sq. Ft.	NIA Sq. M.
1-Unit Consent (Planning Ref: 19/4300 - Brent Council)				
1	1	3	1,905	177
TOTAL			1,905	177







# PROPOSAL

Offers are invited for the Freehold interest in excess of £600,000, subject to contract

## VAT

It is our understanding that the property is not elected for VAT

## OFFERS

To be sent via email to [team@glpg.co.uk](mailto:team@glpg.co.uk), detailing the following:

1. Purchaser details
2. Proposal including timescales
3. Exchange deposit
4. Method of funding & proof of funds
5. Level of due diligence undertaken to date
6. Solicitor details
7. Any associated conditions

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## DEBT ADVISORY

GLPG's Debt Advisory Team advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact Nick Swerner on 07966 487 790 / 0203 640 6420 / [nick.swerner@glpg.co.uk](mailto:nick.swerner@glpg.co.uk).



## CONTACT

For further information or to arrange an inspection, please get in touch with a member of our Investments Team:

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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