

LAND OFF HAMMOND STREET

LONDON, NW5 2TU



DEVELOPMENT OPPORTUNITY, SUBJECT TO PLANNING

Lambert
Smith
Hampton

The above image is AI-generated and provided for illustrative purposes only to indicate the potential of the scheme. They do not represent approved designs and should not be relied upon as detailed or planning-level representations.

The Opportunity

- + The Site extends to approximately **0.013 acres (0.005 hectares)**
- + **Planning potential** as outlined by the London Borough of Camden in the Small Sites Programme (subject to the necessary consent)
- + Located in a highly accessible and well-connected **North London neighbourhood**
- + The **freehold** interest is available to purchase
- + Offered for disposal by **private treaty**
- + Approximately **0.1 miles from Kentish Town** Underground station

Description

The Site comprises a parcel of land currently occupied by two vacant single-storey garages.

The Site is positioned between the rear gardens of 39 Islip Street to the north and 26 Caversham Road to the south. 39 Islip Street comprises an end-of-terrace infill development arranged over ground, first and second floors, providing flattened accommodation. In contrast, 26 Caversham Road is an end-of-terrace period property converted into flats and arranged over basement, ground, first and second floors.

The Site extends to approximately 0.013 acres (0.005 hectares).

Location

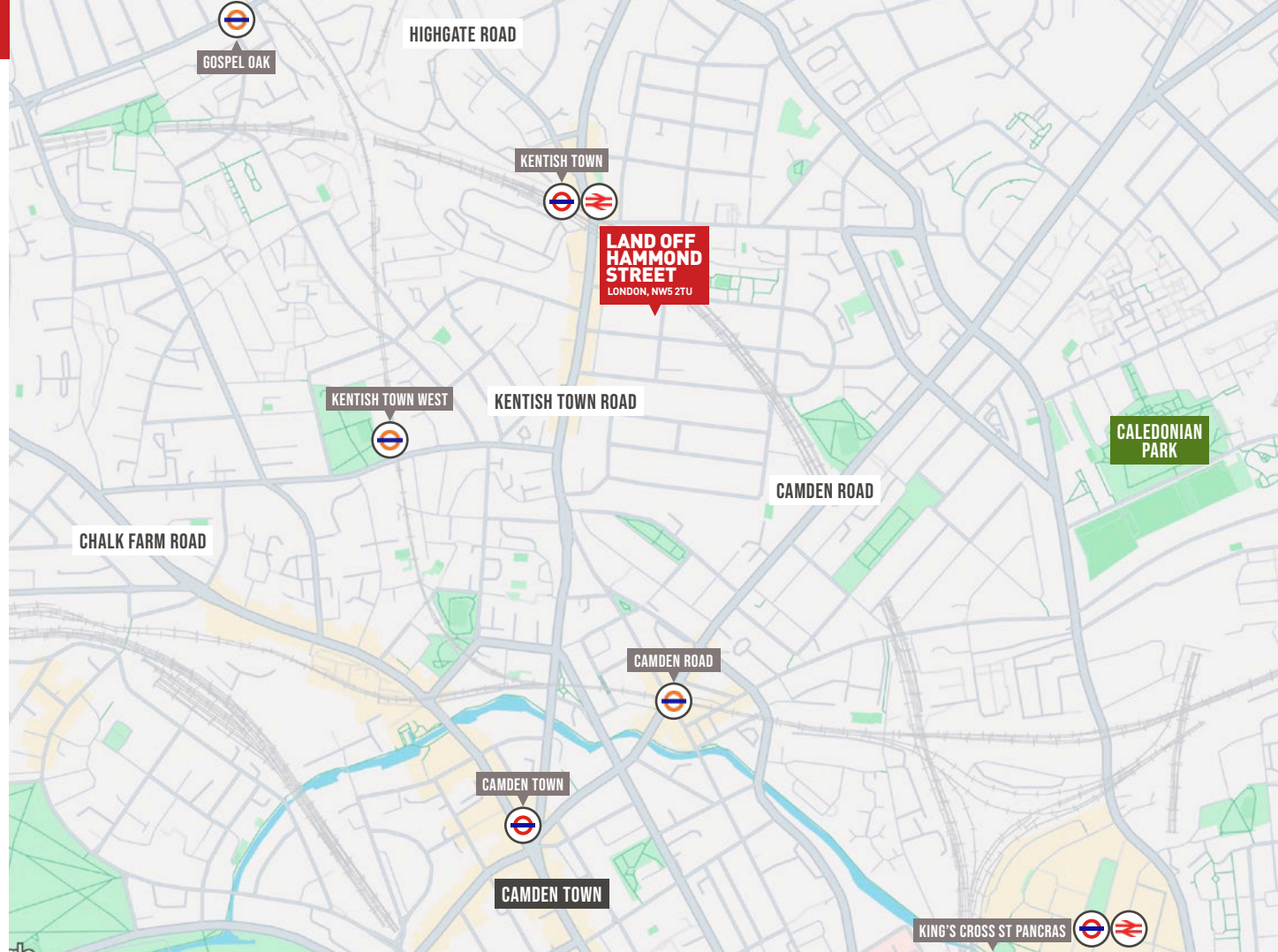
The Site is situated on Hammond Street, between its junction with Caversham Road (to the south) and Islip Street (to the north), within a sought-after area of Kentish Town.

Kentish Town Road (A400) lies approximately 0.1 miles to the west, providing access to Camden Town to the south and Highgate Road to the north, a key arterial route within North London.

The area benefits from excellent public transport connectivity, with a PTAL rating of 6a. Kentish Town Station is located approximately 0.2 miles north, providing Northern Line and Thameslink services. Kentish Town West Station is located approximately 0.5 miles to the southwest and provides London Overground services.

Kentish Town Road offers a wide range of local amenities, including supermarkets (Sainsbury's Local and Tesco Express), cafés, restaurants, pubs and national retailers. Hammond Street is predominantly residential in character, comprising flank walls and rear gardens of surrounding dwellings accessed from Caversham Road and Islip Street.

The Site is currently accessed via Hammond Street through two wooden gates.



Planning

The Site is considered suitable for redevelopment for a variety of uses, subject to obtaining the necessary consents. Interested parties should contact the Local Planning Authority, the London Borough of Camden (www.camden.gov.uk).

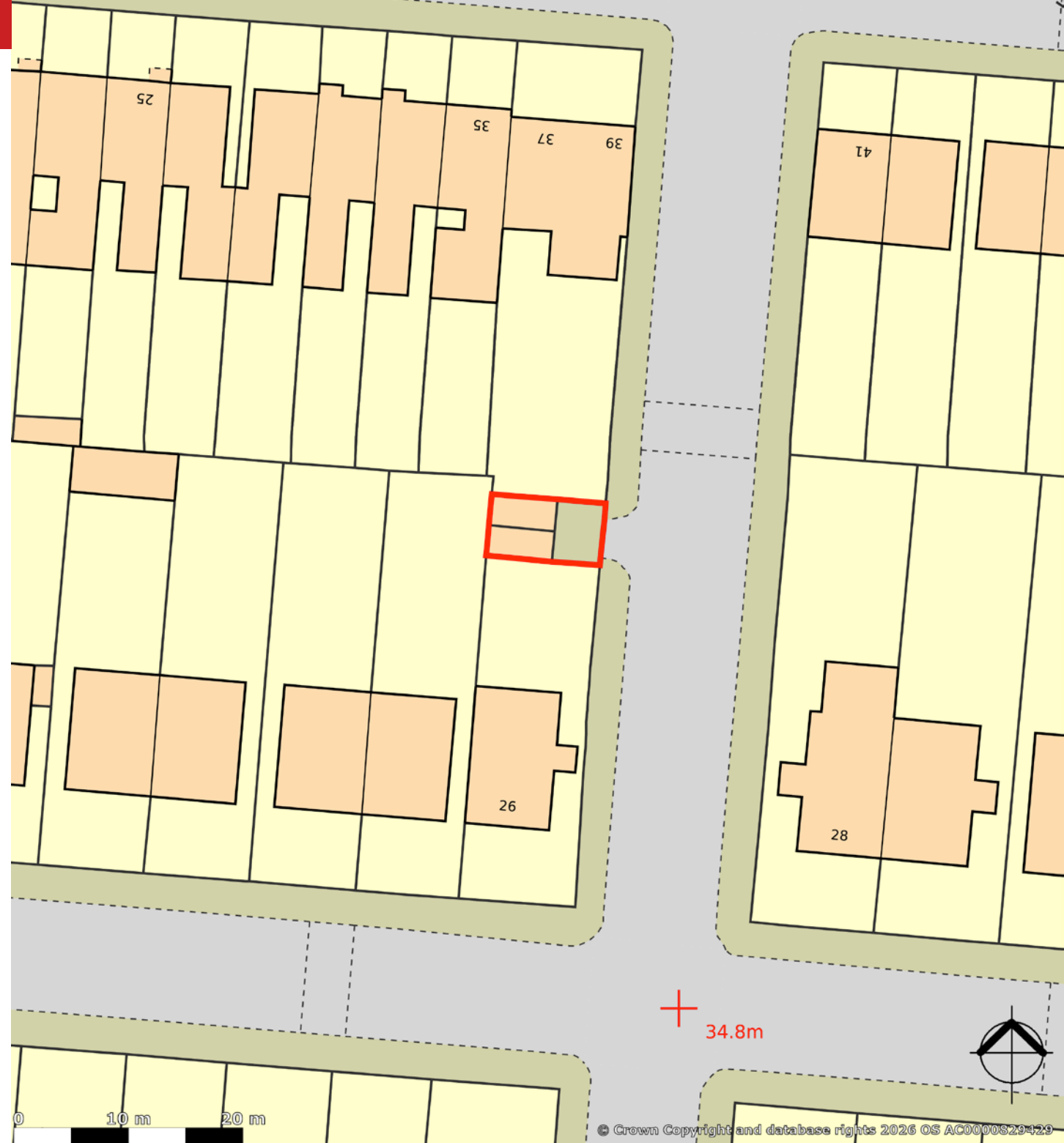
A planning statement prepared by the London Borough of Camden in December 2023 identifies the Site as a highly sustainable small-scale development opportunity within a well-connected and predominantly residential part of Kentish Town.

Engagement with the London Borough of Camden further confirms that the principle of residential redevelopment is supported, reflecting the Borough's strategic priority to maximise housing delivery and optimise underutilised urban land. The Site benefits from strong alignment with national planning policy, the London Plan and the Camden Local Plan, all of which support the delivery of new homes on small, infill sites in sustainable locations.

There is clear encouragement for a design-led approach, providing an opportunity to deliver a high-quality, architecturally distinctive scheme that responds positively to its surroundings. The context of the Bartholomew Estate Conservation Area offers the potential for a sensitively scaled development that enhances the streetscape while contributing to the area's established character, greenery and sense of openness.

Overall, the Site presents an exciting opportunity to create a bespoke residential development in a desirable North London location, supported in principle by planning policy and well suited to a carefully considered scheme of one or two dwellings, subject to detailed design and the usual consents.

Relevant planning documentation is available for review within the data room.



Further Information

Terms:

Offers for the freehold interest are invited on an unconditional and conditional basis, with a preference for unconditional.

Guide Price:

Offers in excess of £300,000

Tenure:

The Site for sale comprises the land registered under title BB32031 only. Copies of the relevant title documents are available in the Data Room.

VAT:

We understand that the Site is not elected for VAT.

Method of Sale:

The freehold interest in the Site is being offered for sale by private treaty.

Deposit:

A 10% deposit will be payable by the Purchaser to the Vendors on exchange of contracts.

Viewings:

Please contact Ben Robinson (07702624356, BRobinson@lsh.co.uk) to book an appointment.

Legal Costs:

Each party is to be responsible for its own legal costs incurred in any transaction.

Data Room:

Interested parties requiring access to the Land Registry documents, red line plan and additional supporting documents should register to access the Data Room.

Sales Process and Basis of Offer:

The Site is offered for sale by Private Treaty with offers invited for the freehold interest, subject to vacant possession. Purchasers proposing a conditional offer are required to clearly set out the nature of any conditions at the time of submission. All interested parties must complete a Bid Submission Template, available via the Data Room. The completed submission should include the purchase price, details of any conditions, solicitors' details, and evidence of funding to demonstrate the ability to complete the transaction.

Bidders should submit their offer by email to **Ben Robinson (BRobinson@lsh.co.uk)** using the subject reference "Hammond Street".

Bidders are encouraged to contact Lambert Smith Hampton by telephone to confirm safe receipt of their email submission. Hard-copy submissions should be sent to Lambert Smith Hampton, 55 Wells Street, London W1T 3PT, marked for the attention of Ben Robinson, Development Consultancy.

All offers are subject to contract. The Vendor does not undertake to accept any offer and reserves the right to enter into negotiations with any party at its absolute discretion.



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Contact

For more information please contact:

Ben Robinson

✉ brobinson@lsh.co.uk

☎ 07702 624 356

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