

12 West End Lane London NW6 4NX

Freehold Development Opportunity

For Further Information please contact a Highfield member:

kishan@highfield-investments.co.uk

Sam.murphy@highfield-investments.co.uk

ben@highfield-investments.co.uk

020 8194 0844

Summary

- A rare opportunity to acquire a development site in the highly sought-after NW6 postcode, ideally positioned within a well-connected and vibrant North West London neighbourhood.
- This development opportunity comprises 9 residential units, including a mix of 5 x two-bedroom and 4 x one-bedroom apartments, together with the conversion of the existing public house into a three-bedroom house.



- All pre-commencement planning conditions have been discharged, allowing the development to proceed without delay
- The proposed development comprises approximately 6,150 sq ft (GIA) of new-build accommodation, together with approximately 2,053 sq ft (GIA) of conversion space and approximately 1,650 sq ft of communal areas
- Located within walking distance of Kilburn High Road
- Asking Price: £1,800,000 for the freehold interest

Proposed Schedule of Accommodation

Units	Beds	Type	NIA (m2)	NIA (sqft)
1	2B/4P	Flat	82	879
2	2B/4P	Flat	80	857
3	1B/2P	Flat	50	542
4	2B/4P	Flat	70	750
5	1B/2P	Flat	50	543
6	2B/4P	Flat	70	750
7	1B/2P	Flat	50	540
8	2B/4P	Flat	70	750
9	1B/2P	Flat	50	539
TOTAL			572	6,150

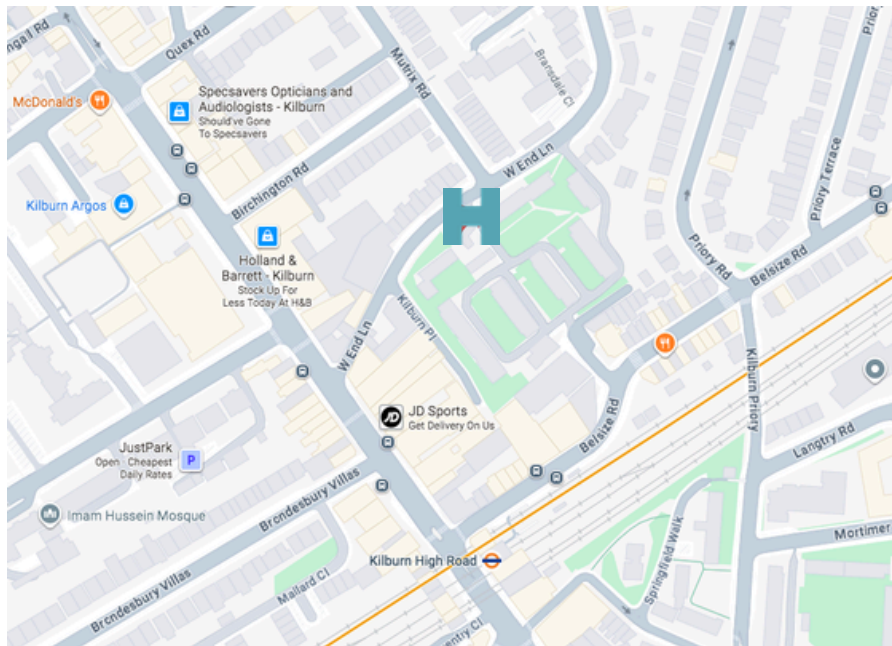
Conversion of existing public house

Units	Beds	Type	NIA (m2)	NIA (sqft)
1	3B/5P	House	191	2,053

Location

For commuters, West Hampstead's Jubilee line, Thameslink and London Overground stations are all within a short walk, providing excellent connections to Central London, the City and Canary Wharf.

The area benefits from a wide range of cafés, restaurants, shops and local amenities along West End Lane, while nearby road links including the A41, A5 and North Circular offer convenient access across London and beyond.



12 West End Lane, NW6 4NX benefits from excellent transport connectivity, with Kilburn High Road Station just 0.12 miles (200 yards) away and West Hampstead Station approximately 0.50 miles from the property, providing convenient access across London and beyond.

The property is also well positioned for a range of highly regarded local schools, including St Mary's C of E Primary School (0.11 miles / 190 yards), St Eugene de Mazenod School (0.15 miles / 270 yards), and St Augustine's Federated Schools: CE High School (0.32 miles / 570 yards).

Terms

Asking Price: £1,800,000 for the freehold interest.

Tenure

Freehold.

Financial Contributions

We understand that the Community Infrastructure Levy (CIL), Section 106 obligations and the associated costs of removing the affordable housing requirement amount to approximately £575,000 in total.

VAT

We have been advised that VAT is not applicable to this transaction.

Access

Access to the site is available by prior appointment.
Please call a member of the Highfield team to arrange.

Further Information

Please contact a member of the Highfield team for further information including floorplans and planning documents.



Kishan Popat

kishan@highfield-investments.co.uk

020 8194 0844

Sam Murphy

sam.murphy@highfield-investments.co.uk

020 8194 0844

Ben Runciman

ben@highfield-investments.co.uk

020 8194 0844

[highfield-investments.co.uk](https://www.highfield-investments.co.uk)

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.