

COMMERCIAL ESTATE AGENTS & VALUERS

**RESIDENTIAL DEVELOPMENT OPPORTUNITY STP
FREEHOLD FOR SALE**

1-7 NANT ROAD, CHILDS HILL, LONDON NW2 2PS



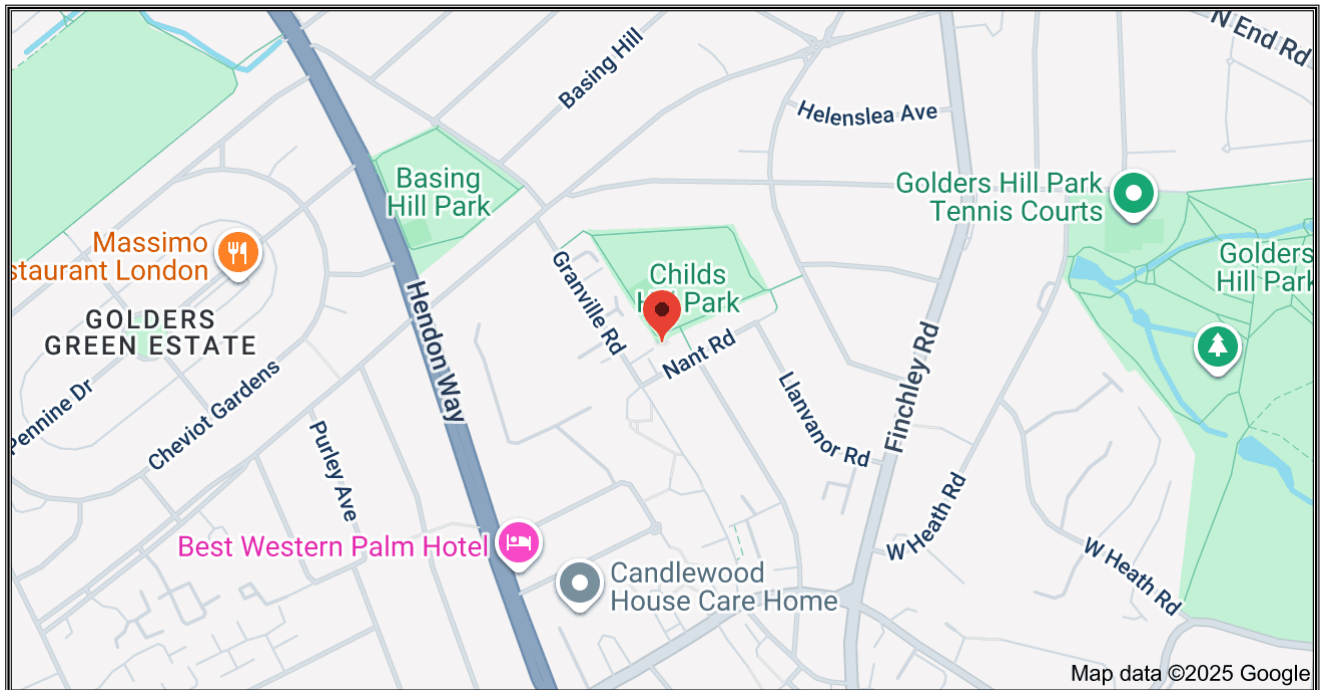
LOCATION

The property is located at the western side of Nant Road, close to the junction with Granville Road. There is convenient access to the M1 Motorway northbound, Hendon Way (A41) to Central London and the North Circular Road (A406) which are readily accessible. Golders Green Underground Station (Northern Line) is circa 12 minutes' walk and Cricklewood Overground (Thameslink) Station is 20 minutes' walk.

All Transactions are Subject to Contract

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THE SITE

The site extends to approximately 11,850 sq ft (0.273 acre).

This is currently occupied by an end of terrace part single storey and part two storey warehouse and office building (Numbers 1-5) and mid terrace two storey building (Number 7), used as offices, which had previously into four flats, together with a rear courtyard.

There is a total approximate floor area of 9,300 sq ft.

DEVELOPMENT OPPORTUNITY

The site falls within the London Borough of Barnet. The local plan has a housing target to deliver nearly 44,000 new homes by 2036.

In an effort to boost house building in London, the Government and Mayor of London, in a joint policy paper have confirmed developers will be able to secure planning permission without a viability assessment on private land where they commit to 20% of affordable housing, down from the current 35%.

The package will also contain changes to design standards in a bid to increase density, together with relief to cover 50% of the CIL charge.

Please take professional advice in these respects.

There has been substantial regeneration in Granville Road and Nant Road www.newgranville.co.uk, which historically comprised warehouses and offices, the vast majority of which have been redeveloped into flats and houses.

The site partially overlooks Childs Hill Park and recent developments include Granville Gardens, opposite and to the corner of Nant Road

GUIDE PRICE

Unconditional offers of £2.6 million plus VAT for the benefit of the Freehold interest with full vacant possession with proposed completion in March 2026.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWINGS

Strictly by appointment through sole agents as above:



— SITE BOUNDARY

SITE AREA - 1101M2

EXISTING SITE PLAN

1:500 @ A4



Scale 1:500



SITE: 1-7 NANT ROAD, LONDON, NW2 2AL

09/10/25
DATE

TITLE: EXISTING SITE PLAN

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REVISION

PLAN A
SURVEYS
MOB: 07703465518
E-MAIL: ENQUIRE@PLANASURVEYS.COM



1 – 5 Nant Road



7 Nant Road



Courtyard 7 Nant Road



Childs Hil Park

Examples of developments in Granville Road and Nant Road





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