



RESIDENTIAL REDEVELOPMENT OPPORTUNITY

For Sale - Freehold

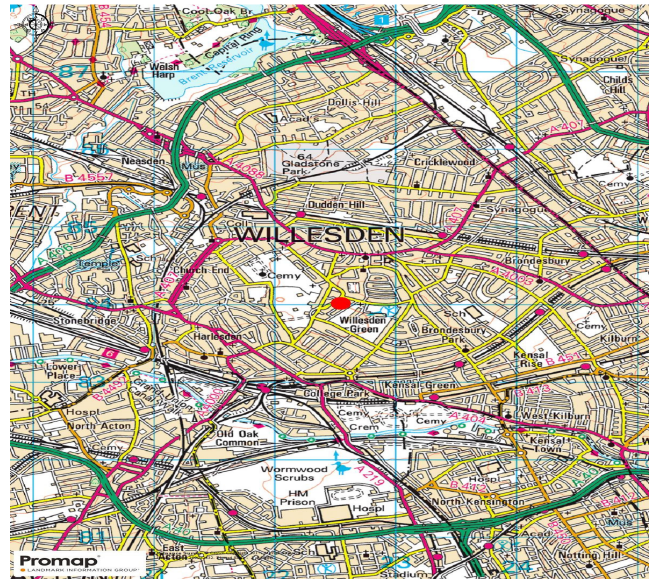
331 Harlesden Rd, Brent
London
NW10 3RX

- Freehold property for sale with conversion potential, subject to consents
- Former supported housing use building comprising 326 sqm/ 3,509 sqft GIA
- Pre-app submitted for change of use to 6 residential units
- Located in close proximity to Roundwood Park
- Offers invited on an unconditional basis, subject to contract



GL Hearn

Part of Capita Real Estate



Location

The site is situated on Harlesden Road, Willesden, North West London. Willesden is a popular residential area within the London Borough of Brent.

The immediate area comprises of a mixture of period, post war and modern/new developments. Local green space, Roundwood Park, is less than 150 metres away and King Edward Sports Centre also provides local amenity. The high street is within walking distance with numerous shops, bars and restaurants.

Connectivity

The site benefits from good transport links, with Willesden Green, Willesden Junction and Kensal Rise all within a mile of the site. All three stations are located within TfL travel Zone 2 and benefit from the Overground service and Bakerloo Line. Additionally, there are good, accessible bus routes nearby.

With regards to road accessibility, the London North Circular is just over 3 miles north of the site which provides access to the M1 and M4.

The site has a PTAL rating of 2.

Description

The site extends approximately 0.07 hectares/ 0.18 acres and comprises of a single two storey semi-detached building, with a car park to the front of the site and a good size garden to the rear.

The existing building extends approximately 326 sqm/ 3,509 sqft Gross Internal Area. The most recent use of the building was for a supported housing facility, providing a rehabilitation service to support people with ongoing mental health needs.

The building is now vacant.



Planning

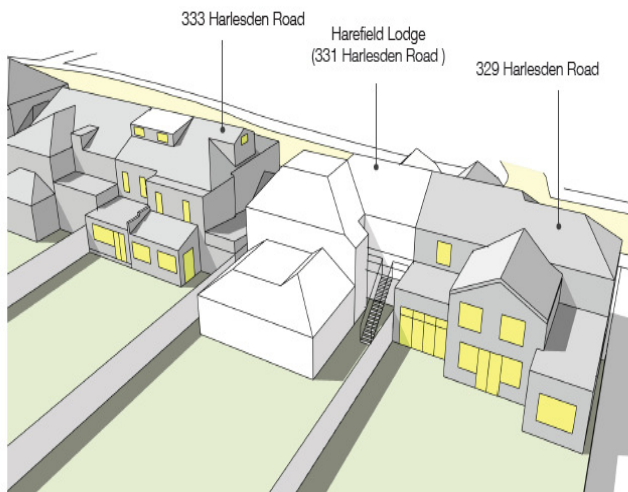
The site has been the subject of an indicative feasibility study by DLA Architecture which considers a residential redevelopment scheme of 6 units.

The proposal is to alter and extend the existing building to provide six apartments across two storeys. The front elevation would remain largely unchanged with proposed alterations only to allow for off-street parking for four vehicles as well as cycle storage.

The proposed apartments have been set out to London Plan space standards and are arranged to make best use of the existing structure inside the building. A part one, part two storey extension to the rear elevation has also been proposed to improve apartment layouts whilst still maintaining the large rear garden for valuable amenity space

The proposed development areas are as follows:

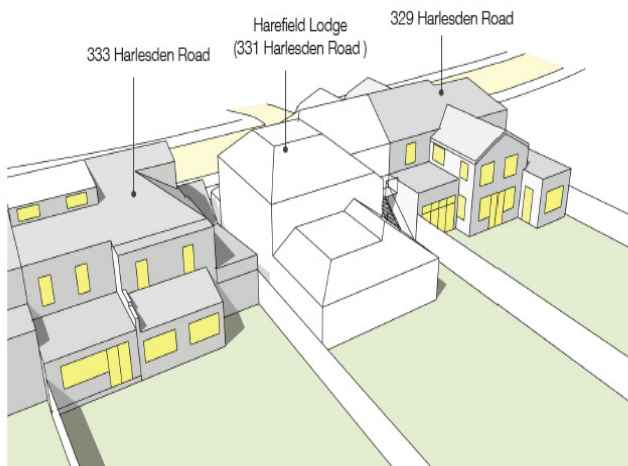
	1 Bed	3 Bed	Total Units	Resi (sqft) NIA	Resi (sq ft) GIA
Ground Floor Level	2	1	3	2,054	2,281
First Floor Level	3		3	1,681	1,912
Total	5	1	6	3,735	4,193



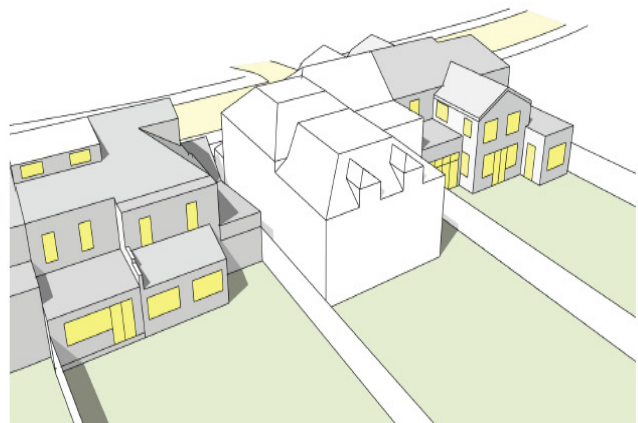
Aerial view looking southwest - existing



Aerial view looking southwest - Pre-Application



Aerial view looking north - existing



Aerial view looking north - Pre-Application

Viewings

Viewings are strictly by appointment through GL Hearn.

Method of Sale

The property is offered for sale by way of informal tender. Offers are invited on an unconditional basis. The bid deadline is **10th January 2018 at 12.00pm**

Further Information

- Floorplans
- Energy Performance Certificate
- Feasibility Study

All documents are available to download at: www.glhearn.com

SUBJECT TO CONTRACT

For further information please contact sole agents:

Adam Westbury MRICS
+44 (0)20 7851 4934
Adam.westbury@glhearn.com

Josh Stupples
+44 (0)20 7851 4905
Josh.stupples@glhearn.com

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December 2017