

36 LANCASTER GROVE
BELSIZE PARK, NW3







36 LANCASTER GROVE

Belsize Park • NW3

Prime residential development opportunity

- ◆ Freehold disposal with vacant possession
 - ◆ Existing C3 residential & sui generis use
- ◆ Full planning permission for 18 residential flats (7x1 beds, 11x2 beds)
- ◆ Consented scheme comprises: 16,641 sq ft (1,542 sq m) GIA, 15,134 sq ft (1,406 sq m) NSA
 - ◆ Further potential for an additional unit (STPP)
 - ◆ Primrose Hill 0.5 mile to the South
- ◆ Within easy access of Belsize Park, Swiss Cottage and Chalk Farm Underground stations
 - ◆ Site: 0.44 acres (0.1761 ha)



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ETON AVENUE

LANCASTER GROVE

Location

The site is located in Belsize Park within the London Borough of Camden. It benefits from a corner position at the confluence of Lancaster Grove and Eton Avenue and is well located for the nearby amenities of England's Lane and Haverstock Hill.

The site is roughly equidistant between Belsize Park, Swiss Cottage and Chalk Farm Underground Stations, which provide Northern Line and Jubilee line services to central London.

Description

The Grade II former fire station was first constructed around 1914 and comprises attractive brick elevations, bay windows and a tower. The property is arranged over basement, ground, first and second floors, beneath the tower which extends over third, fourth and fifth floors.

Last used as a fire station, the existing building includes a number of interlinked communal rooms and associated bathroom facilities along with seven residential flats. The building is set back from the road across a paved courtyard and surrounding landscaped grounds.

Existing Areas

The site extends to approximately 0.44 acres (0.17 ha), and the existing building extends to approximately 16,600 sq ft (1,542 sq m).

Planning

The current lawful planning use of the site is considered to be a mix of Sui Generis and Residential (Class C3).

The site has full planning permission for the conversion and extension of the existing building into 18 residential flats. Four of the flats have dedicated outside space in the form of a patio and all flats share a communal roof terrace and have access to the rear communal garden. The proposed grounds comprise the existing cobbled courtyard with 11 dedicated parking spaces surrounded by formal and informal landscaping. The proposed scheme has been obtained in two separate applications as follows:

Listed building and planning consents (Application Reference: 2016/1128/L and 2016/0745/P) were granted in June 2017 for the: 'Part change of use of former fire station (Sui Generis) to provide 11 self-contained residential units (Class C3) including replacement single storey side extension to east elevation and erection of two single storey side extensions to west elevation and insertion of roof dormers, with associated external alterations, landscaping and parking'.

A Certificate of Lawful Use and Development (Application Reference: 2017/0862/P) was granted in March 2017 to confirm the residential use of two existing flats in the building.

Further listed building and planning consents (Application Reference: 2016/6119/L and 2016/5813/P) were granted in June 2017 for the: 'Change of use of part of former fire station (Sui Generis) to provide 5 self-contained residential units (Class C3) and installation of cycle parking enclosure.'

Copies of the listed building and planning consents and all relevant planning documentation are available on the dedicated website along with plans for the scheme.

We are advised that there is further planning potential, subject to planning permission and listed building consent, for an additional one bed flat with bathroom, kitchen and lounge over the third fourth and fifth floors of the tower. This flat would have far reaching views over Primrose Hill.





CA.B
9.00am - 5.00pm
9.00am - 5.00pm

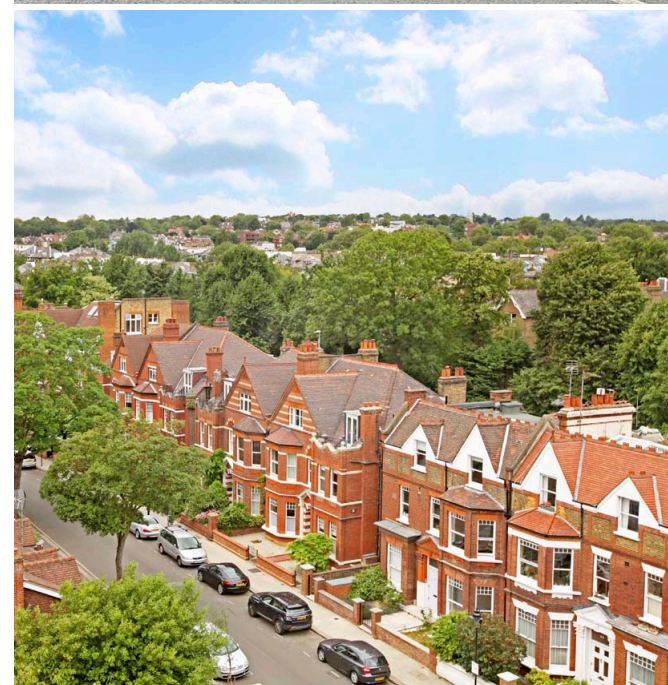
NW 3

Schedule of accommodation – permitted:

Unit	Floors	Description	NSA (sq m)	NSA (sq ft)	GIA (sq m)	GIA (sq ft)	Tenure
1	Basement & Ground Floor	1 bedroom (1 en-suite), kitchen/dining/snug, WC.	52 (33+19)	560			Private
2	Basement	1 bedroom (1 en-suite), kitchen, dining/living, hall & terrace.	55	592			Private
3	Basement	1 bedroom, 1 bath, kitchen, dining/living & terrace.	51	549			Intermediate
4	Basement	1 bedroom (1 en-suite), kitchen, dining/living, hall & terrace.	51	549			Intermediate
Subtotal			190	2,045	207	2,228	
12	Ground	2 bedrooms, 1 bathroom, kitchen, living, hall.	55	592			Private
13	Ground	2 bedrooms, 1 bathroom, kitchen, living, hall.	50	538			Private
5	Ground	2 bedrooms, 2 bath (1 en-suite), kitchen/living/dining, hall, store.	113	1,216			Private
6	Ground	2 bedrooms (Master suite + further en-suite), kitchen, living/dinner, further reception & snug area, hall, four balconies and 2 further areas of outdoor space.	247	2,658			Private
14	Ground	2 bedrooms, 1 bathroom, kitchen, living, hall.	50	538			Private
Subtotal			534	5,748	600	6,458	
15	First	2 bedrooms, 1 bath, kitchen, living, hall.	55	592			Private
16	First	2 bedrooms, 1 bathroom, kitchen, living, hall.	50	538			Private
17	First	2 bedrooms, 1 bathroom, kitchen, living, hall.	50	538			Private
18	First	2 bedrooms, both en-suite, kitchen/living/dining, utility, wc, hall.	101	1087			Private
7	First	1 master suite, kitchen, dining/living, hall, utility & access to communal terrace.	82	882			Private
8	First + Mezzanine	1 bedroom, 1 bath, kitchen/living/dining, utility & access to communal terrace.	90 (70+20)	968			Private
Subtotal			428	4,607	469	5,048	
9	Second	2 bedrooms, 1 bath, kitchen, living/dining, hall.	124	1,334			Private
10	Second	2 bedroom, 1 bath, kitchen, living/dining, hall.	79	850			Private
11	Second	1 bedroom 1 bath, kitchen/living.	51	549			Private
Subtotal			254	2,734	270	2,906	
SUBTOTAL			1406	15,134	1,546	16,641	16 Private flats 2 Intermediate flats

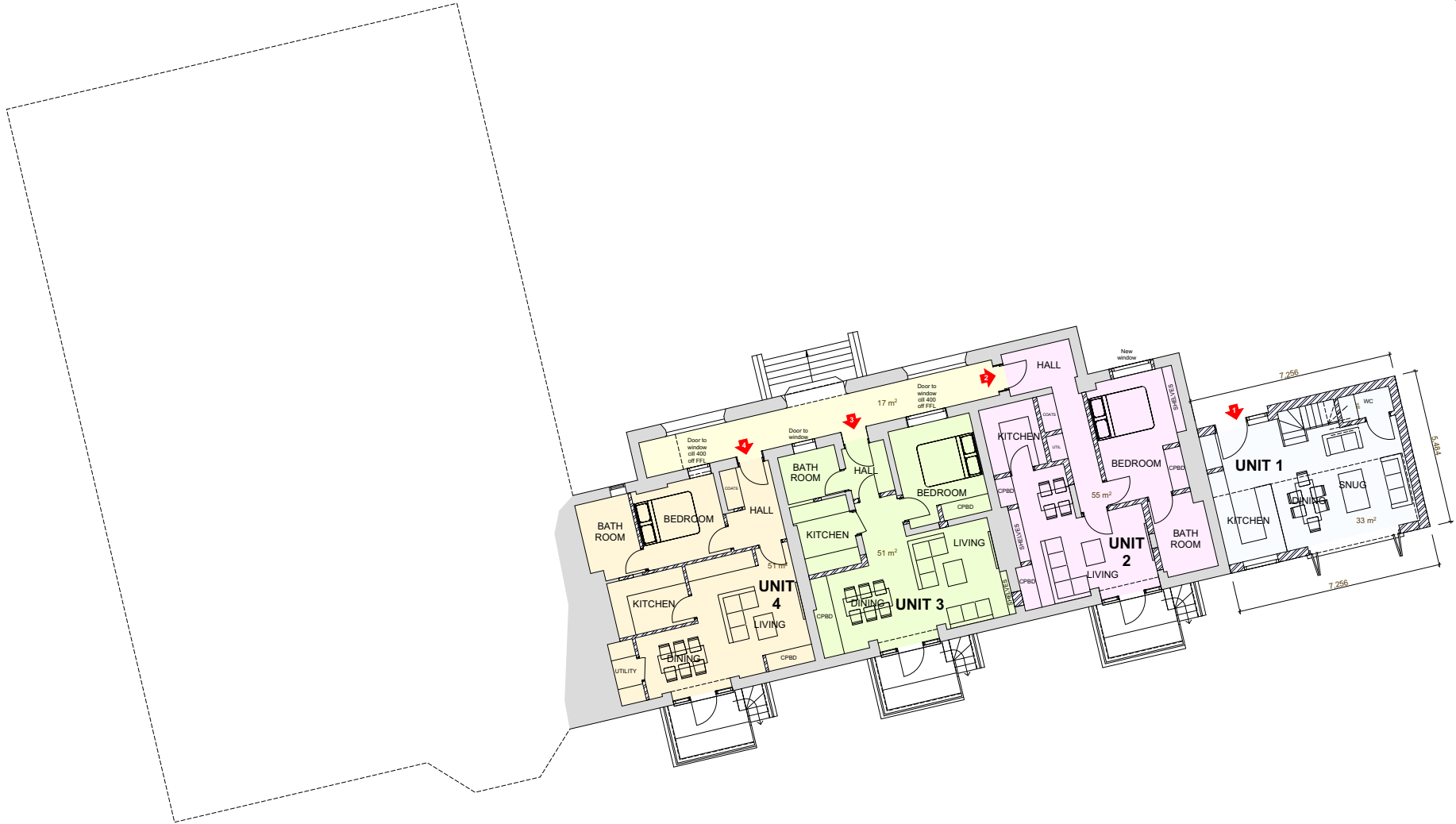
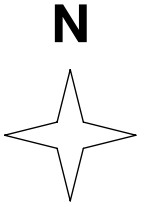
Further development potential – subject to the necessary consents:

19	Second, Third, Fourth & Fifth	1 bedroom (en-suite), kitchen/dining, living room.	55	592	55	592	Private
GRAND TOTAL			1,461	15,726	1,601	17,233	17 Private flats 2 Intermediate flats

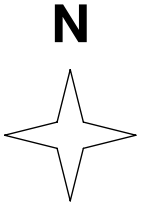




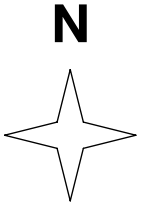
Basement floor



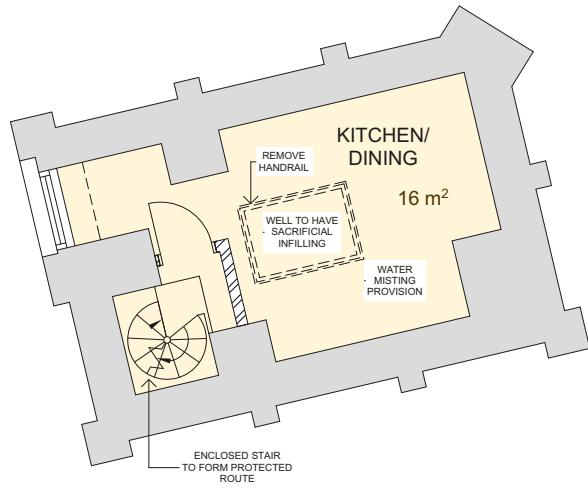
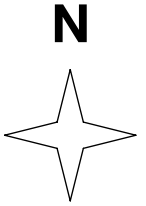
Ground floor



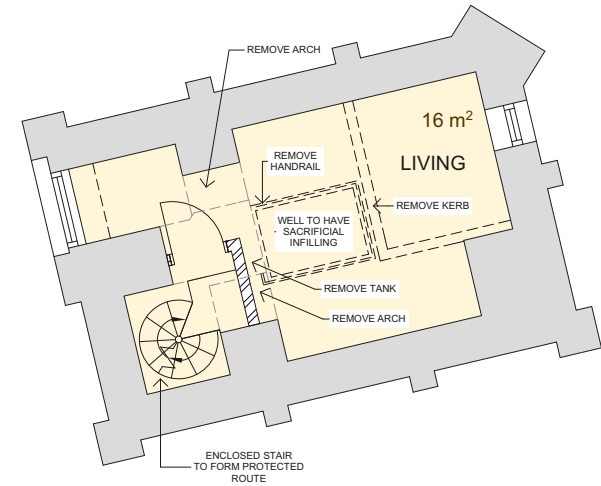
Second floor



Further development potential (subject to necessary consents)

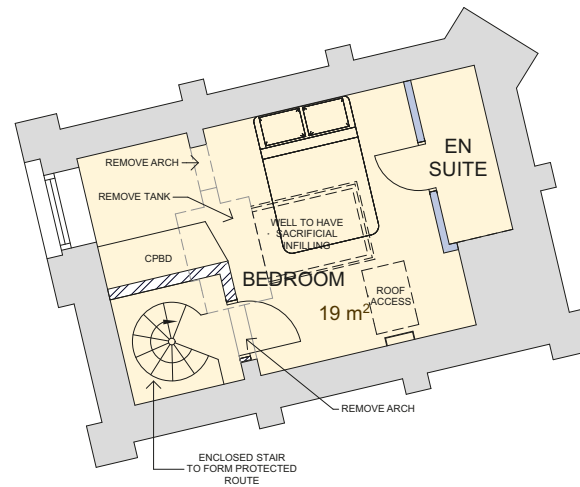


UNIT 19



PROPOSED THIRD FLOOR PLAN

PROPOSED FOURTH FLOOR PLAN



PROPOSED FIFTH FLOOR PLAN

Legal Title & Tenure

The property is held freehold. All pertinent legal information is available on the dedicated website. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Services

It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the proposed development.

Inspection

The property may be inspected strictly through prior appointment through the vendor's sole selling agent, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Method of Sale

The property is for sale by informal tender. Please see the dedicated website for a copy of the bid form.

VAT

We understand VAT is not payable on the purchase.

Further Information

Please visit our dedicated website:
www.inst.knightfrank.com/view/belsize

Contact:

Should you wish to discuss the property in further detail please contact:

Tom Scaife MRICS

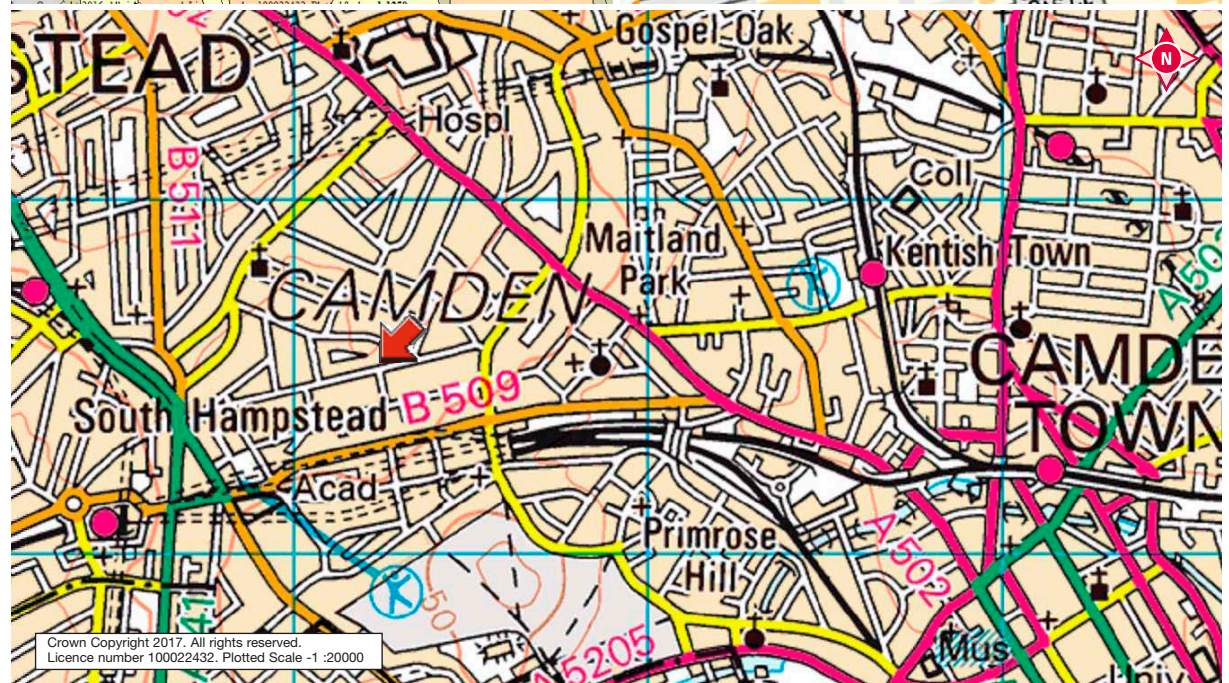
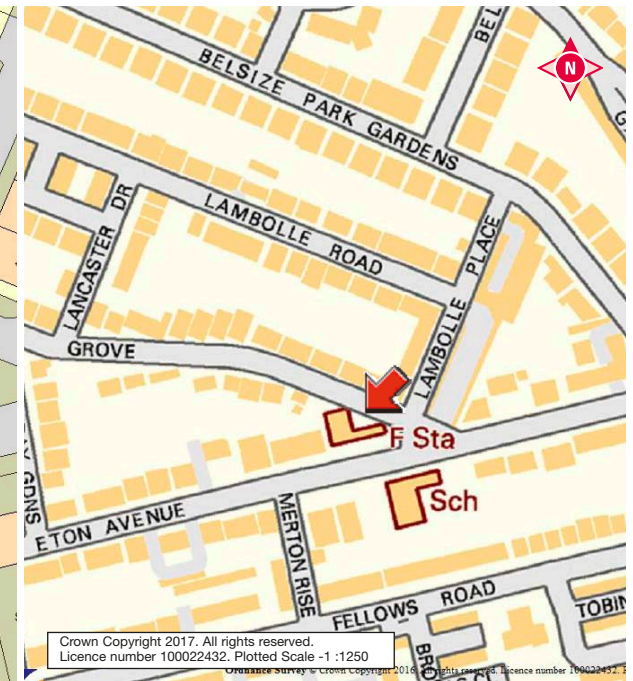
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