



CGI of Proposed development

## BEAUFORT COURT

65 MAYGROVE ROAD,  
WEST HAMSPTEAD  
LONDON, NW6 2DA

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### FOR SALE

A PRIME NORTH WEST  
LONDON RESIDENTIAL  
AIRSPACE DEVELOPMENT  
OPPORTUNITY WITH A  
PRIOR APPROVAL FOR  
16 APARTMENTS



VANDERMOLLEN  
REAL ESTATE



# Executive Summary

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A consented residential airspace development opportunity located in West Hampstead, London, NW6.

- Situated 300 metres (0.2 miles) West of Kilburn Underground Station and 300 metres (0.2 miles) South East of West Hampstead Stations providing access to Central London via the Jubilee Line and the City via the Thameslink respectively.
- Prior approval granted (Ref: PP: 2021/3504/P) for the "erection of a single storey rooftop extension to provide 16 additional residential dwellings".
- The scheme comprises: 4 x 1 bed, 10 x 2 bed, and 2 x 3 bed flats extending to 1,145 sq. m. (12,320 sq. ft.) of total net saleable area.
- For sale on a 999 year leasehold basis.

Aerial view of Existing Building



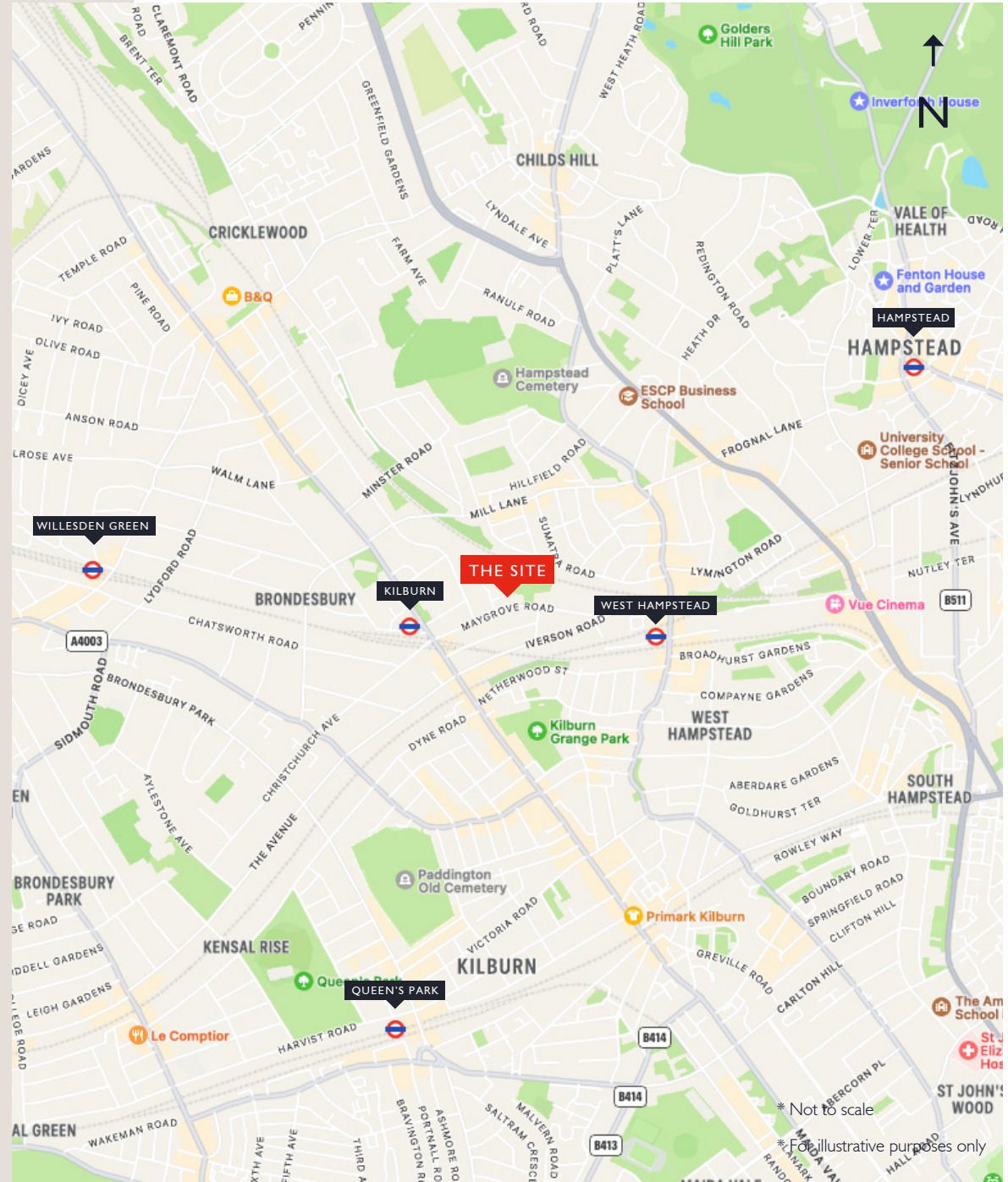


# Location

The property is located on Maygrove Road, West Hampstead, which falls within the jurisdiction of the London Borough of Camden.

Beaufort Court is excellently positioned in terms of its access to public transport. Kilburn Underground Station is located just 300 metres (0.2 miles) to the West and provides direct access to various Central London locations such as Bond Street (11 minutes), London Waterloo (16 minutes), and Canary Wharf (27 minutes) via the Jubilee Line (Source: City Mapper).

London Overground and National Rail services are also available nearby with West Hampstead Thameslink and Underground Stations situated only 300 metres (0.2 miles) East of the property which provides direct services to London St Pancras International (11 minutes), Farringdon (15 minutes), and London Blackfriars (20 minutes). There are also several bus stops situated along Shoot-Up Hill and West End Lane allowing access to other Greater London and Central London locations such as Marble Arch, Paddington, and Victoria amongst many others.



\* Not to scale  
\* For illustrative purposes only



## Planning:

Beaufort Court is an existing five-storey residential block facing Maygrove Road which was granted planning in 2013 (Ref: PP: 2012/5934/P) to provide 91 C3 residential units over ground to fourth floors with basement car parking. The scheme was completed in 2016. The site area extends to 0.32 hectares (0.7915 acres) in total.

The building benefits from a prior approval (Ref: PP: 2021/3504/P) for the “erection of a single storey rooftop extension to provide 16 additional residential dwellings” comprising 4 x 1 bed, 10 x 2 bed, and 2 x 3 bed extending to 1,145 sq. m. (12,320 sq. ft.) of total net saleable area.

Access to the proposed new roof extension will be via the existing stair cores entered at the centre of the building at the ground floor. The cores, including the lifts, stairs, and risers will all be extended.

### The Mayoral and Borough CIL contributions are set out below:

Mayoral CIL: £85,760

Borough CIL: £345,184

**Total CIL: £430,944**

### Section 106

The S106 Agreement includes index-linked financial contributions of £40,959.74 and a £15,000 bond payable to the Local Authority on commencement of development, which is returnable where there is no breach of the Construction Management Plan. Under the terms of the S106 the scheme will be car free.

## Schedule of Accommodation:

Unit	Unit Type	Size (sq. m.)	Size (sq. ft.)
1	2B 3P	65.2	702
2	2B 4P	71.7	772
3	2B 4P	70.2	756
4	1B 2P	50.6	545
5	3B 6P	96.1	1034
6	3B 6P	96.1	1034
7	2B 4P	74.7	804
8	2B 4P	78.4	844
9	1B 2P	55.8	601
10	2B 4P	72.0	775
11	2B 4P	81.8	880
12	2B 4P	87.9	946
13	1B 2P	55.6	598
14	2B 3P	61.1	659
15	2B 4P	70.8	762
16	1B 2P	56.6	609
<b>Total</b>		<b>1,145</b>	<b>12,320</b>



# The Site

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Beaufort Court - Existing Building



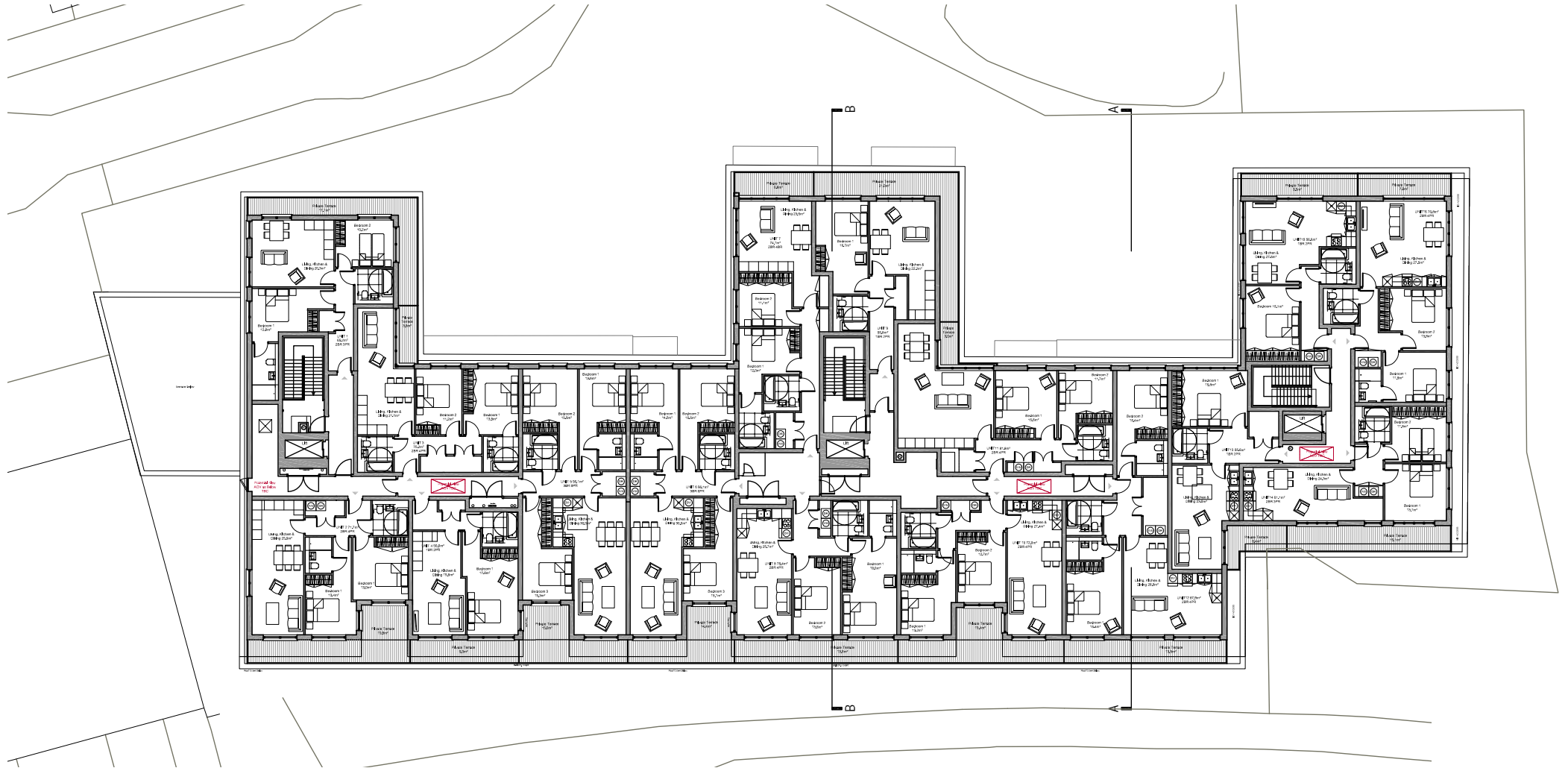
Beaufort Court - Existing Building



Aerial view of Beaufort Court - Existing Building



# Proposed Fifth Floor Plan



\* Not to scale

\* For illustrative purposes only

# Proposed Front Elevation

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Aerial view of Existing Building

### Method of Sale:

This property will be sold by way of informal tender (unless sold prior).

### VAT:

VAT not applicable

### Tenure:

The opportunity is being sold on a 999-year leasehold basis.

### Viewings:

Viewings are strictly by appointment only, please contact the joint sole selling agents to arrange an inspection if required.

### Identity Checks / AML:

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

### Further Information:

Further plans and information are available by clicking [here](#).

### Contact Details

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#### The Misrepresentation Act 1967.

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