



37 . BRONDES BURY PARK . NW6

RESIDENTIAL INVESTMENT & DEVELOPMENT OPPORTUNITY



ESTATE OFFICE

PROPERTY CONSULTANTS



EXECUTIVE SUMMARY

- Freehold block of apartments available for sale.
- Situated in the desirable area of Brondesbury Park.
- Conveniently located 0.3 miles from Brondesbury Park Overground Station and 0.8 miles from Queens Park Underground and Overground Stations.
- The property comprises 6 residential apartments totalling 3,436 sq ft, arranged as 3 x 2 bedroom and 3 x 1 bedroom units.
- Existing GIA 4,217 sq ft.
- Currently let on individual ASTs generating £98,420 annually, with significant potential for increased rental income.
- The property benefits from 2 off-street parking spaces and all apartments are eligible to apply for residents permits.
- Offers substantial development potential for extension and reconfiguration (subject to planning permission; architect's proposed plans available on [Page 8](#)).
- Estimated break-up value as-is: £2.55m; GDV once refurbished is £3m.
- Estimated rental value (ERV): £150,000-£160,000 per annum.
- Offers invited in excess of £2,000,000, equating to a low capital value of £582 per sq ft off the NSA and £494 per sq ft off the proposed plans.



LOCATION

Brondesbury Park is a charming neighbourhood based just outside of Central London, known for its vibrant and welcoming community and friendly atmosphere.

The nearby 30-acre Queen's Park provides a retreat complete with playgrounds, tennis courts and hosts a variety of events throughout the year, including a renowned book festival that attracts literary enthusiasts from all over. The farmers market at Queen's Park is a popular weekend destination on Sundays, offering fresh produce and artisanal goods that bring together locals and visitors alike. Salisbury Road, a mere stone's throw away, with its charming shops, trendy boutiques, diverse eateries and cafes, serves as a bustling hub of daily life. Additionally, the neighbourhood's dynamic scene extends to independent cinemas such as Lexi Cinema, a beloved local gem, provides a unique cultural experience with its diverse film screenings.

Brondesbury Park further benefits from excellent access to major train stations with various lines such as the Overground, Bakerloo, and Jubilee lines. Residents can enjoy a short commute to Central London destinations, such as Paddington Station, in just 11 minutes.



JOURNEY TIMES FROM QUEENS PARK STATION



DESCRIPTION

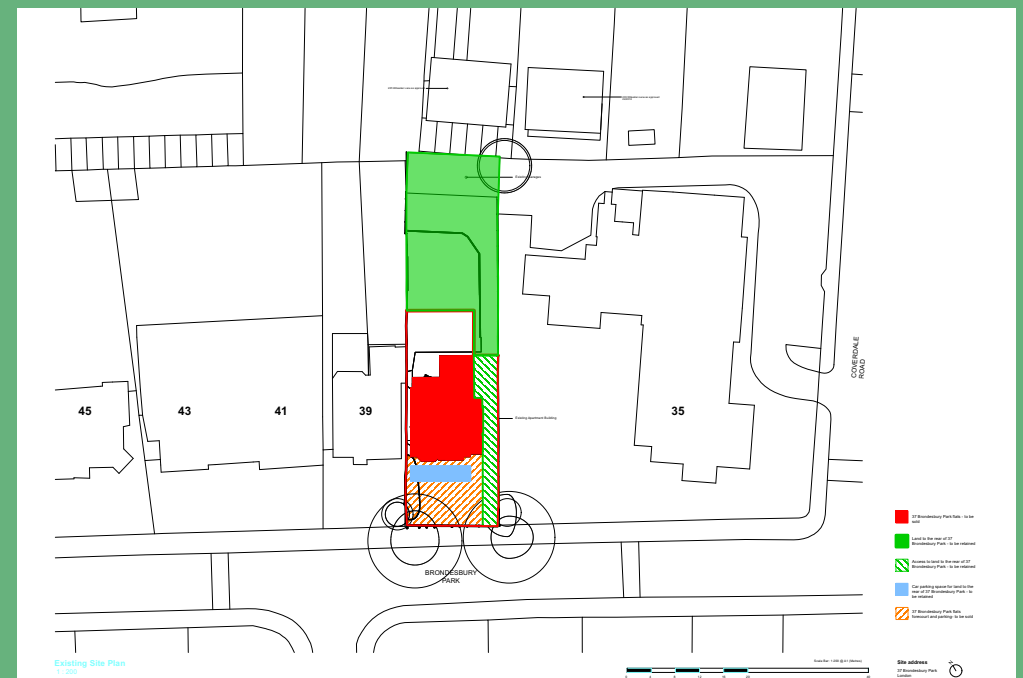
Nestled in the heart Brondesbury Park and Queens Park area, 37 Brondesbury Park offers an exceptional investment opportunity. This building encompasses 4,218 sq ft and comprises six residential apartments, boasting a net saleable area of 3,426 sq ft. The property is arranged into 3 x 2 bedroom apartments and 3 x 1 bedroom apartments, all of which are currently let on ASTs, producing an annual income of £98,420.

While the apartments are in acceptable existing condition, there is significant potential for refurbishment. With strategic upgrades, the ERV is projected to increase to £150,000 per annum.

Additionally, the existing building presents longer term development potential. Opportunities for extension and reconfiguration of the block (subject to planning permission) are available, with indicative plans available upon request.

The rear land, not included in the sale, comprising gardens and garages is held under a separate title, with planning permission due to be submitted shortly for a 4 bedroom house.

37 Brondesbury Park is a prime north west London investment with attractive immediate returns and benefits from significant future growth potential.

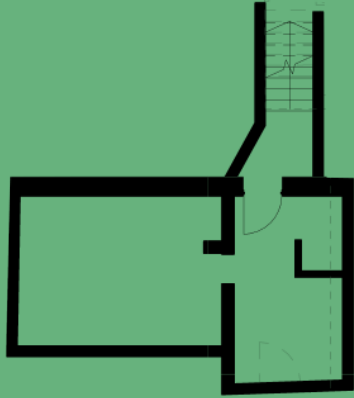


TENANCY & ACCOMMODATION SCHEDULE

FLAT NO.	FLOOR	EXISTING AREA (NSA) SQ FT	BEDROOMS	BATHROOM	RENT PA	RENT PM	START	END	BREAK
1	Ground	807	2	1	£18,980	£1,582	26/02/2024	25/02/2025	2 MONTHS NOTICE
2	Ground	506	1	1	£14,580	£1,215	25/08/2023	24/08/2024	N/A
3	First	667	2	1	£18,000	£1,500	12/07/2022	11/07/2024	N/A
4	First	441	1	1	£14,400	£1,200	10/07/2024	09/07/2025	2 MONTHS NOTICE
5	Second	549	2	1	£18,900	£1,575	16/06/2022	15/06/2024	N/A
6	Second	474	1	1	£13,560	£1,130	13/02/2024	12/02/2025	2 MONTHS NOTICE
TOTAL		3,436	9	6	£98,420	£8,202			

AREA SCHEDULE	NSA (SQ FT)	GIA (SQ FT)
Basement	-	257
Ground	1,317	1,494
First	1,102	1,293
Second	1,017	1,173
TOTAL	3,436	4,217

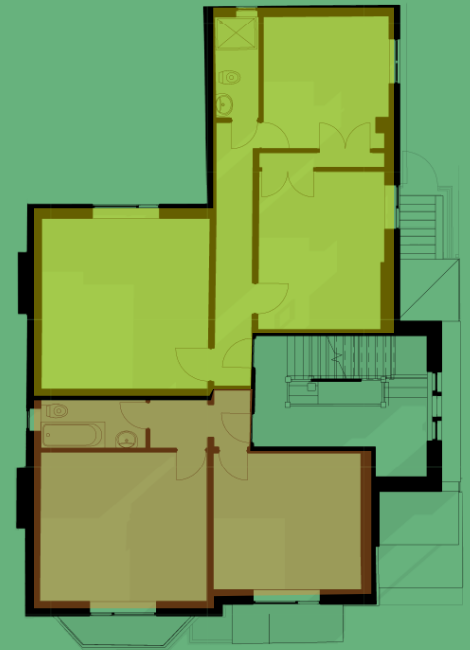
EXISTING FLOOR PLANS



LOWER GROUND FLOOR









GROUND FLOOR



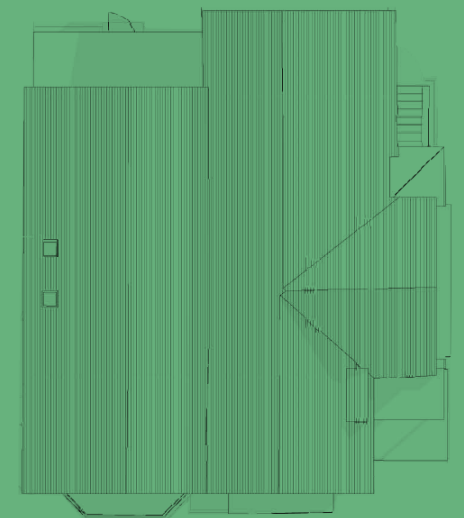
FIRST FLOOR

KEY:

	FLAT 1	75 SQ M	807 SQ FT
	FLAT 2	47 SQ M	506 SQ FT
	FLAT 3	41 SQ M	441 SQ FT
	FLAT 4	62 SQ M	667 SQ FT
	FLAT 5	51 SQ M	549 SQ FT
	FLAT 6	44 SQ M	474 SQ FT



SECOND FLOOR









ROOF

FURTHER DEVELOPMENT POTENTIAL

Dowden Farmer Architects have proposed an indicative scheme to extend the rear of the building, subject to obtaining the necessary consents. This extension would increase the net saleable area by 611 sq ft, bringing the total NSA to 4,048 sq ft. The enhanced scheme is designed to boost both the overall value and saleability of the apartments. Additional details are available in the data room.

KEY:

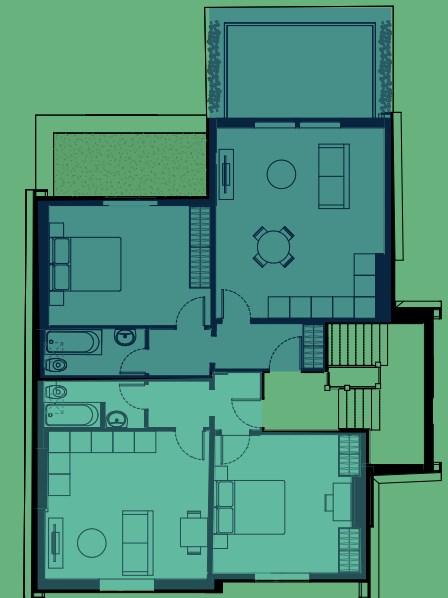
	FLAT A	112 SQ M	1206 SQ FT	AMENITY	50 SQ M	538 SQ FT
	FLAT B	57 SQ M	614 SQ FT	AMENITY	20 SQ M	215 SQ FT
	FLAT C	41 SQ M	441 SQ FT	AMENITY	N/A	
	FLAT D	71 SQ M	764 SQ FT	AMENITY	12 SQ M	129 SQ FT
	FLAT E	51 SQ M	549 SQ FT	AMENITY	11 SQ M	118 SQ FT
	FLAT F	44 SQ M	474 SQ FT	AMENITY	N/A	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PROPOSED FLOOR PLANS

TENURE

Freehold

EPC

The apartments benefit from C-D Energy Ratings.

FURTHER INFORMATION

Further information is available by [clicking on this DropBox Link](#)

PROPOSAL

Offers invited in excess of £2,000,000, equating to a low capital value of £582 per sq ft off the NSA and £494 per sq ft off the proposed plans.

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