

18 Lisson Grove and 1a & 1b Harewood Row, **NW1**

An exciting freehold development and investment opportunity 150 metres from Marylebone Station.

Regent's Park

 Baker Street Station


Marylebone Station

Marylebone High Street

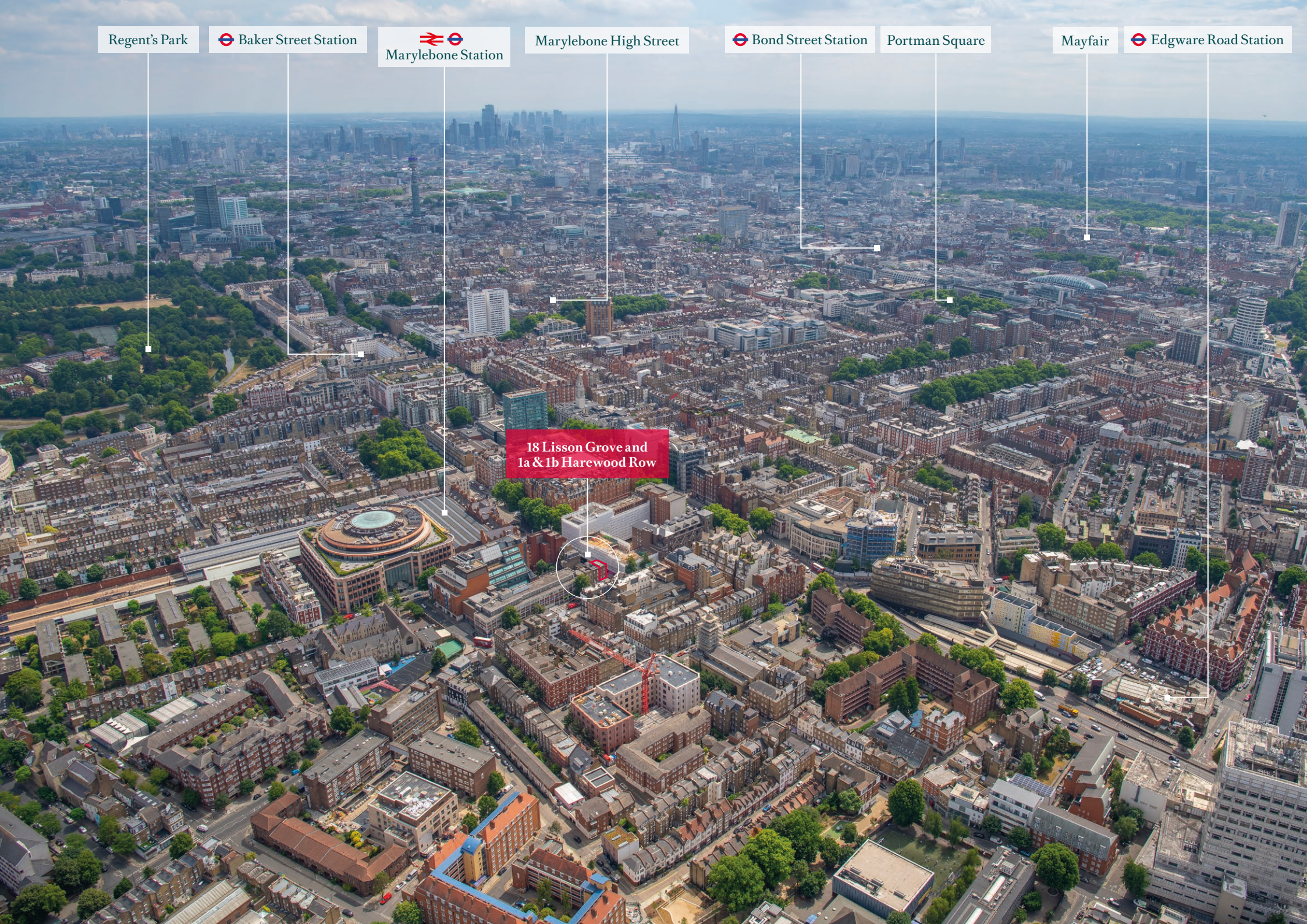
 Bond Street Station

Portman Square

Mayfair

 Edgware Road Station

18 Lisson Grove and
1a & 1b Harewood Row



The opportunity.

18 Lisson Grove and 1a & 1b Harewood Row, NW1

Knight Frank are delighted to seek unconditional offers for 18 Lisson Grove and 1a & 1b Harewood Row. A prominent residential investment opportunity with significant development potential.

- Situated 150 metres west of Marylebone Station – served by the Bakerloo Line and National Rail services.
- The Site extends approximately 0.06 acres.
- The Property comprises a ground floor retail unit fronting Lisson Grove with 3 residential units across 3-storeys directly behind. The office space is located adjacent to the residential building along Harewood Row. The Site's overall GIA is 5,066 sq ft with the NIA 2,845 sq ft and the NSA 1,173 sq ft.
- The existing NIA for the retail is 696 sq ft, the office is 2,149 sq ft and the residential NSA is 1,173 sq ft.
- The retail unit and 3 residential flats are occupied, producing a total rental income of £92,800 per annum, the office space at 1b Harewood Row is vacant.
- 18 Lisson Grove and 1a and 1b Harewood Row sit under two titles: NGL231540 and NGL939197.
- Offers a good investment opportunity with significant development potential.
- Permitted development has been granted on the existing office at 1b Harewood Row for the conversion into 2 x 2-bedroom apartments on separate floors. The total GIA for the approval is 1,987 sq ft and 1,773 sq ft NSA.
- Freehold.

Unconditional offers are invited guiding offers in excess of £2,150,000.



Marylebone High Street



Lord's Cricket Ground



Marylebone Station



Regent's Park

Location

Located in the London Borough of Westminster, the Site is positioned 150 metres west of Marylebone Station.

The Site is positioned on the corner of Lisson Grove and Harewood Row, with the retail and residential units fronting Lisson Grove. The office unit is adjacent to the residential space, along Harewood Row. Marylebone Station (Bakerloo Line and Chiltern Railway) is situated 150 metres east of the Site while Baker Street Underground Station (Bakerloo, Circle, Hammersmith & City, Jubilee, Metropolitan Lines) is located 500 metres further east and Edgware Road Station (Bakerloo, District, Circle and Hammersmith & City Lines) is 500 metres west of the Site.

The Site benefits from unparalleled access to the dynamic area of Paddington to the southwest and the elegance of Marylebone to the southeast. Amenities in the immediate vicinity include multiple pubs, restaurants, and shops along Edgware Road and towards Paddington. Marylebone provides a village-like feel, with historic charm and elegant architecture. It also offers a wide range of amenities and boutique shopping along the vibrant Marylebone High Street.



London Underground

1-minute walk to Marylebone Station
(Bakerloo Line)



3-minute walk to Baker Street Station
(Bakerloo, Circle, Hammersmith & City, Jubilee, Metropolitan Lines)



7-minute walk to Edgware Road Station
(Bakerloo, District, Circle and Hammersmith & City Lines)



The vast green space of Regent's Park is located 650 metres northeast of the Site, offering 410 acres of landscaped gardens, sports facilities, and the iconic Regent's Canal. Additionally, Hyde Park is 0.7 miles south of the Site providing another option of incredible green space for outdoor leisure. The famous Lord's Cricket Ground is located 1.1 miles northwest of the Site, home of English cricket and where international test matches are held.

Transport

The Site has a PTAL rating of 6b the highest banding for accessibility to different types of public transport. It is very well positioned to enjoy all the best attractions and amenities London has to offer including the renowned shopping district, theatres, museums, and restaurants in the West End only 12-minutes away by tube.

The potential for further capital appreciation will appeal to both investors and developers seeking excellent value in a Zone 1 location. The area is well connected to local bus routes, providing easy access into Central London and surrounding areas.



Rail

Marylebone Station provides National Rail Services to Oxfordshire and Birmingham. Paddington Station (16-minute walk from the Site) provides access to the west of England and to Wales.



London Bus

Numerous bus routes operate within a 5-minute walk of the Site.



Heathrow Airport

The Heathrow Express offers a direct shuttle service every 15-minutes to the airport from Paddington Station. Alternatively travel by car via the M4 to arrive within 50 minutes.

Lisson Grove and Harewood Row



Description

The Site extends to 0.06 acres and is of traditional brick-built construction. The Site comprises a mix of retail, residential, and office space. The Site's retail unit, currently occupied is situated on Lisson Grove, while the residential building is accessible via Harewood Row. The residential building comprises three tenanted flats (2 x 1 bed and 1 x 2 bed) arranged across the first, second, and third floors. Adjacent to the residential block, the office space extends along Harewood Row, split across the ground and lower ground floors.



Existing accommodation

	Floor	Area (sq ft)	Tenancy	Rent passing (pcm)	Rent passing (pa)
Flat A (1A)	1st	508	Occupied	£2,200	£26,400
Flat B (1A)	2nd	328	Occupied	£1,725	£20,700
Flat C (1A)	3rd	337	Occupied	£1,725	£20,700
1A & 1B (Office)*	LG/G/1st	2,830	Vacant	-	-
18 Lisson Grove (Shop)	G	718	Occupied	£2,083	£25,000
Total		4,721			£92,800

*Office is GIA rather and NIA



Existing photos

Residential flats



Office



Retail



Existing floor plans



Development potential

Permitted development has been granted on the existing office at 1b Harewood Row for the conversion into 2 x 2-bedroom apartments on separate floors. Total gross internal area for the approval equals 1,987 sq ft GIA and 1,773 sq ft NSA.

There is also potential to refurbish the existing three apartments at 1a Harewood Row and the retail shop at 18 Lisson Grove.

Additionally, subject to necessary consents there is potential to develop an additional one or two storeys on top of the office at 1b Harewood Row. Each potential additional floor has scope for approximately an additional 900 sq ft GIA.

Proposed GIA Floor

(Office to Residential Permitted Development)

Floor	sq m	sq ft
Ground Floor	127.5	1,372
First Floor	57.1	615
Total GIA	184.6	1,987

Proposed NSA Units

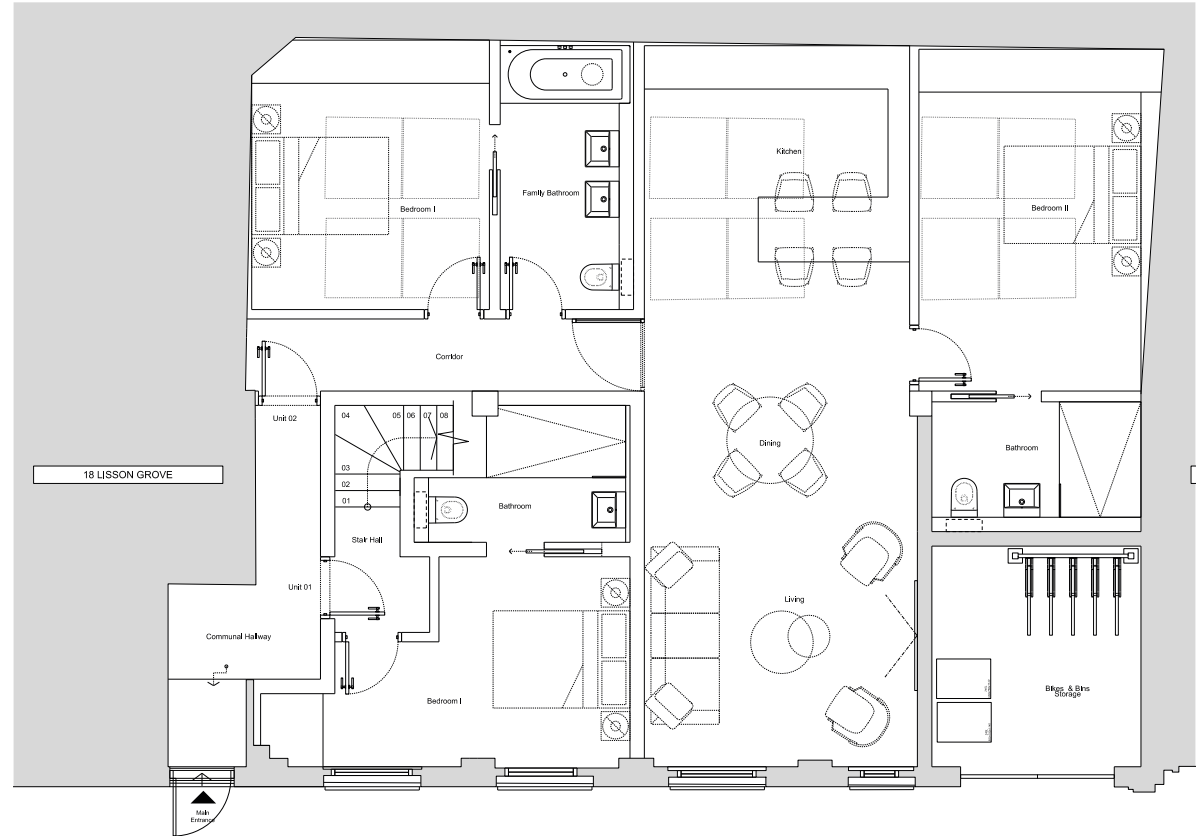
(Office to Residential Permitted Development)

Floor	Proposed NSA - Unit 1	
	sq m	sq ft
Ground Floor	86.1	927
Unit 1 - Total NSA	86.1	927

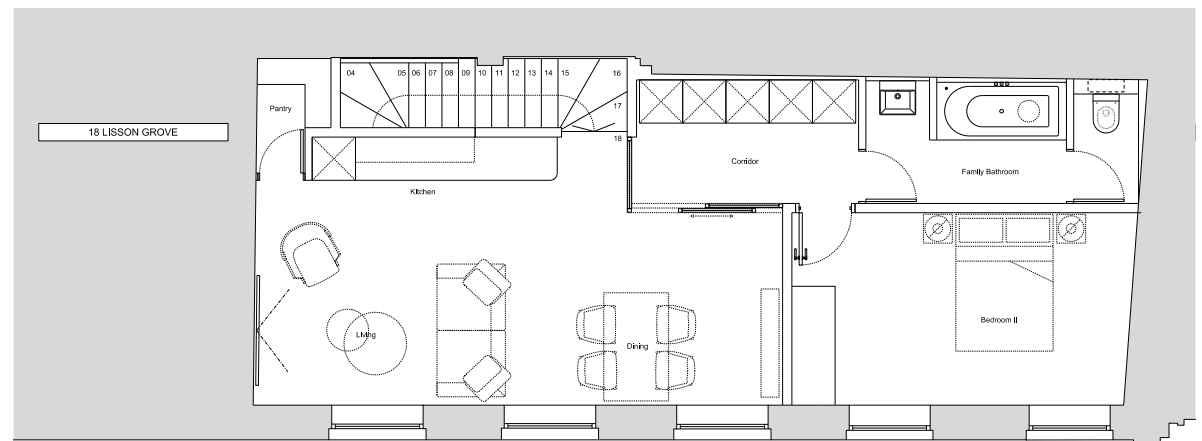
Floor	Proposed NSA - Unit 2	
	sq m	sq ft
Ground Floor	21.5	231
First Floor	57.1	615
Unit 2 - Total NSA	78.6	846

	sq m	sq ft
Proposed Total NSA	143	1,773

Ground Floor



First Floor



Residential development market commentary

Demand for residential properties in Marylebone has been consistent in recent years, driven by its urban village feel, access to amenities, excellent transport links. Families, young professionals, and investors are all keen on securing properties in the area.

Apart from Article 4'd areas, Westminster Council have been one of the leading Boroughs in granting permitted development consents. The Borough is also very keen on increasing the number of residential units to aid housing targets - and welcome residential-led applications.

Sales and rental prices in the Marylebone area remain more affordable than alternative residences such as Mayfair and Kensington, however, as can be seen on the tables on the right hand side, house prices generally are expected to increase. As a prime area outside of Kensington and Mayfair, wealth is expected to expand out to Marylebone, which will further drive house prices.

Investment market commentary

Recent economic data shows a slight easing in inflation, with the Core Consumer Price Index (CPI), which excludes volatile elements like food and fuel, declining to 3.1% from 3.5%. Additionally, the annual rate of services inflation has fallen to 5.2% from 5.7%. In response to these trends, the Bank of England has reduced the base interest rate to 5% from 5.25%, following a series of 14 rate hikes that began in November 2021.

The rate of annual rental growth remained stable at 3.5% in the second quarter of this year, the same level reached in the first quarter. While this growth rate is lower than recent years, it remains close to the long-run pre-Covid average of 3.8%. Notably, quarterly growth has slightly picked up, standing at 1.1% in Q2, just above the long-term trend of 0.9%.

Property rental markets in prime central London (PCL) and prime outer London (POL) showed contrasting trends, with PCL rents up 5.6% and POL rents surging 30% since pre-pandemic levels. Rental value growth should be stronger in lower-value markets as the supply/demand distortions are greater. There were 4.3 new prospective tenants for every rental listing below £1,000 per week in PCL and POL in the final quarter of last year, Knight Frank data shows. Above £1,000 per week, the figure was 2.7.

Prime sales market forecast 2024-2028

	2024	2025	2026	2027	2028	5 year cumulative
UK	3.0%	3.0%	4.0%	5.0%	4.0%	20.5%
Greater London	2.0%	2.0%	3.0%	4.0%	4.0%	15.9%
Prime Central London	-1.0%	3.0%	4.0%	4.5%	5.0%	16.4%
Prime Outer London	2.0%	2.5%	3.0%	3.0%	4.0%	15.4%
Prime Country	-2.0%	3.0%	4.0%	4.0%	4.0%	13.5%



Source: Knight Frank
Forecasts relate to average prices in the second hand market.
New build values may not move at the same rate.

Prime rental market forecast 2024-2028

	2024	2025	2026	2027	2028	5 year cumulative
UK	6.0%	4.0%	3.5%	3.0%	2.5%	20.5%
Greater London	5.5%	3.5%	3.0%	3.0%	3.0%	19.3%
Prime Central London	2.0%	3.0%	3.5%	3.5%	3.0%	15.9%
Prime Outer London	2.5%	3.0%	3.5%	3.5%	3.0%	16.5%



Source: Knight Frank
Forecasts relate to average rents in the PRS.
New build rents, such as those in the BTR sector, may not move at the same rate.

Tenure and tenancies

NGL939197 is a head lease in the name of the trustees, and is subject to surrender upon completion.

EPC

A copy of each EPC is available upon request. The flats current energy ratings are either B or C.

VAT

The property has not been elected for VAT.

Data room

Please see dataroom link here:

https://land.knightfrank.com/view/lisson_grove

An information pack has been compiled to assist parties in formulating their offers. The pack contains the following details:

- Title Documents
- Technical Documents
- Indicative Scheme

Method of sale

Unconditional offers are sought for the freehold interest by way of informal tender. Subject to contract only. Developers are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for the transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.



Red line for indicative purpose only

Contact us.

All viewings are strictly by appointment only:



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2024.

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