

72 Maida Vale W9

Freehold development and investment opportunity with significant value add potential.

St John's Wood Station



Regent's Park

The City

Lord's Cricket Ground

St Mark's Church

72 Maida Vale W9



An aerial photograph of a city street, likely in London, showing a mix of residential buildings, trees, and a road with cars. A callout box in the lower-left corner identifies the 'Maida Vale Underground Station' with a red circular logo and an arrow pointing to the right, indicating a distance of '(90m)'.

The opportunity.

72 Maida Vale W9

Freehold development and investment opportunity with significant value add potential.

- An attractive period residential property comprising four self contained apartments arranged over lower ground, raised ground and two upper floors
- The property extends to c. 3,277 sq ft NSA and 3,718 sq ft GIA
- A planning pre-application has been undertaken to reconfigure and extend the four apartments, proposing a new floor area of approximately 5,150 sq ft NSA and 5,370 sq ft GIA
- Significant opportunity to drive value through refurbishment and redevelopment (subject to the usual consents)
- The property is located approximately 230m from Maida Vale Underground Station (Bakerloo Line)
- All four apartments are to be sold with vacant possession



Clifton Nurseries



Gail's



Provenance



Little Venice



Regent's Canal



Maida Vale Station



The Summerhouse



Elgin

Location

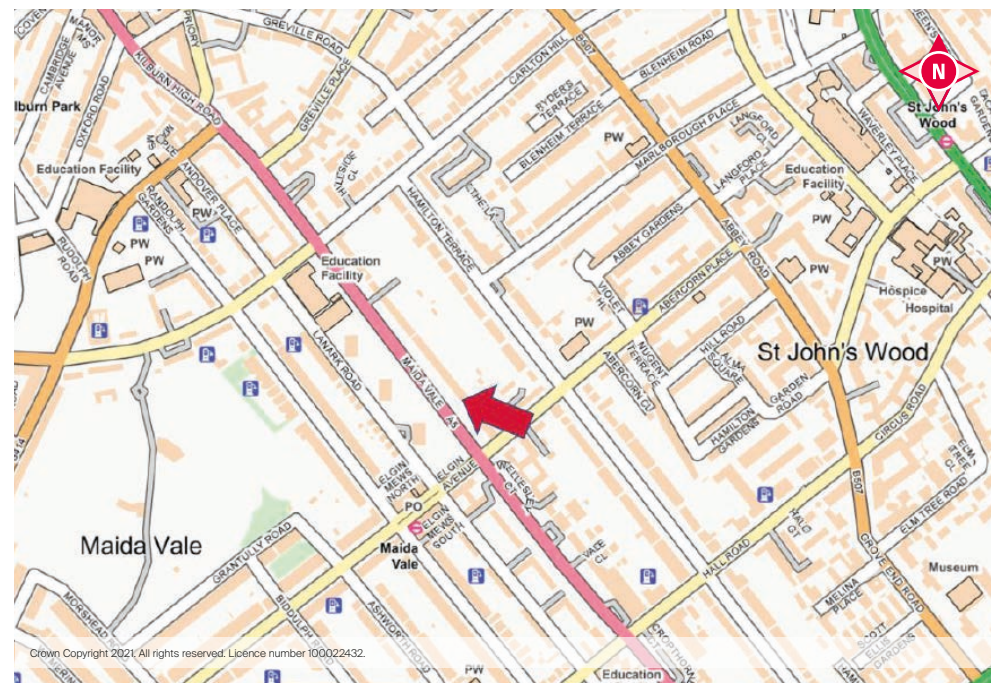
The property is located in Maida Vale, an affluent residential area within the City of Westminster.

Maida Vale is bordered by St John's Wood to the north and east, Paddington to the south and Kilburn to the west. The area is characterised by elegant Victorian houses, tree-lined footpaths and the scenic waterways of Little Venice which offer stylish canal-side restaurants, bars, theatres and cafés.

Maida Vale also benefits from high quality amenity provision with a range of independent and nationally renowned brands.

The property enjoys easy access to the green open spaces of Paddington Recreation Ground to the west and Regent's Park to the east. The property is also within walking distance of local London landmarks including Lord's Cricket Ground and Abbey Road Studios.

The property lies within the St John's Conversation Area. The building is not listed however it is identified as an 'Unlisted Building of Merit' (non-designated heritage asset).



Transport

Maida Vale is centrally located with excellent transport links to the West End and the City. The property has a high Public Transport Accessibility Level (PTAL) rating of 5, with Maida Vale Underground Station only a 3 minute walk away, and Paddington Station only 8 minutes via the Bakerloo Line.

Paddington Station will be a key interchange for the forthcoming Crossrail (Elizabeth Line), which is estimated to increase capacity across London's total railway network by 10%, providing up to 30 trains per hour in each direction. Paddington Station also offers easy access to Heathrow Airport via the Heathrow Express which provides 4 shuttle services to and from the airport per hour.

The property has the ability to provide private off-street parking within the gated courtyard to the front as well as parking permits for the residents.



London Underground

The property is located just 0.2 miles away from Maida Vale Underground Station. Maida Vale Station is served by the Bakerloo line, boasting a journey time of 12 mins to Oxford Circus.



Heathrow Airport

Travel by rail via Bakerloo and Heathrow Express (36 mins) or by car via the A40 (40 mins).

Description

The existing property is approximately 3,277 sq ft NSA and 3,718 sq ft GIA. The property is unmodernised and comprises four apartments arranged across lower ground, raised ground and two upper floors with the lower ground floor apartment benefiting from access to an impressive c.425 sq m garden.

In addition to the apartments, the property comprises a garage at ground floor level measuring approximately 269 sq ft. The property benefits from gated access on to Maida Vale, offering space to the front of the property for additional parking spaces.



First floor



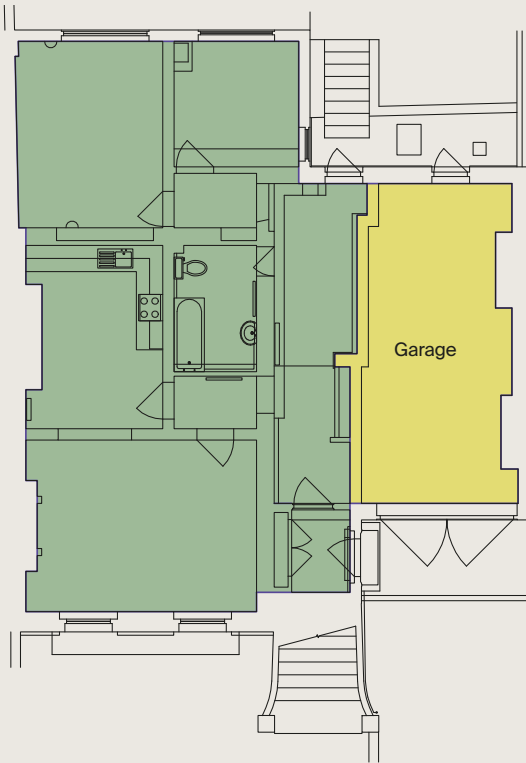
Second floor



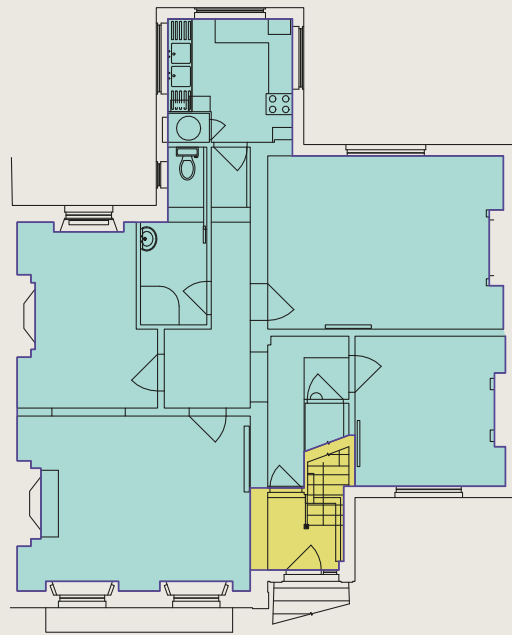
Garden

Floor plans - existing

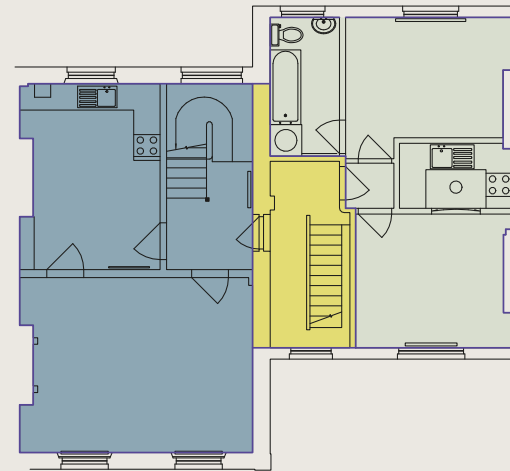
Common Parts Apartment 1 Apartment 2 Apartment 3 Apartment 4 (Duplex)



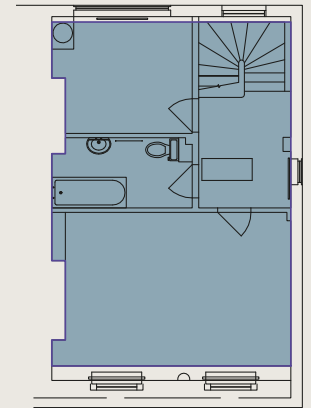
Apartment 1 - 984 sq ft (NSA)
Lower Ground Floor - 1,256 sq ft (GIA)



Apartment 2 - 1,024 sq ft (NSA)
Raised Ground Floor - 1,079 sq ft (GIA)



Apartment 3 - 352 sq ft (NSA)
First Floor - 935 sq ft (GIA)



Apartment 4 (Duplex) - 917 sq ft (NSA)
Second Floor - 448 sq ft (GIA)

Floor plans - proposed

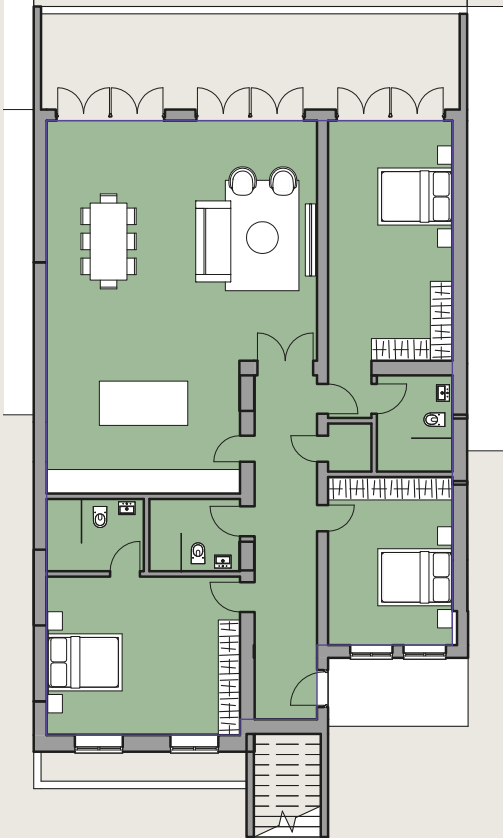
Common Parts

Apartment 1

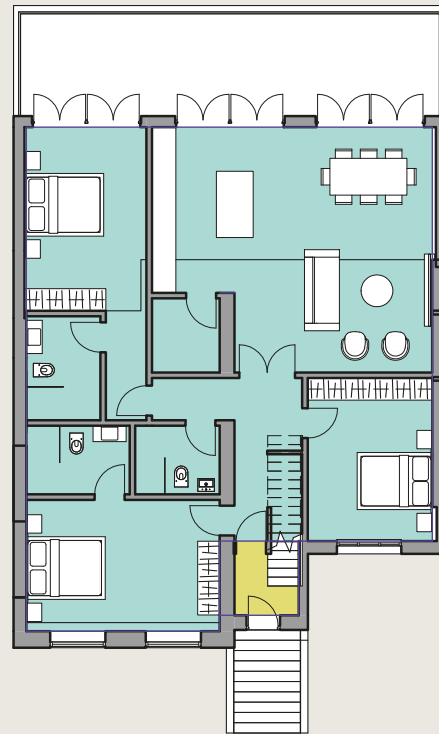
Apartment 2

Apartment 3

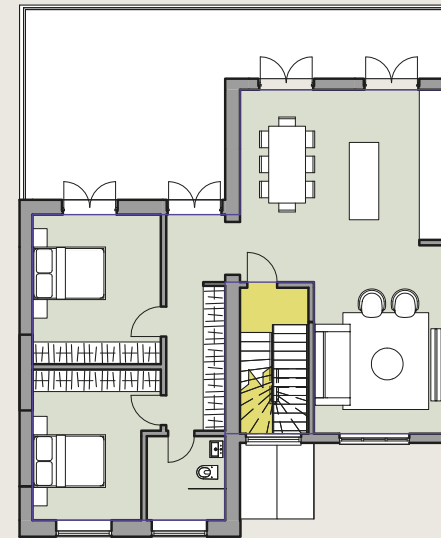
Apartment 4



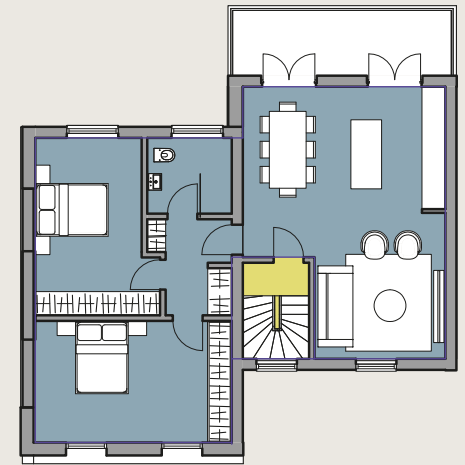
Apartment 1 - 1,873 sq ft (NSA)
Lower Ground Floor - 1,873 sq ft (GIA)



Apartment 2 - 1,472 sq ft (NSA)
Raised Ground Floor - 1,519 sq ft (GIA)



Apartment 3 - 940 sq ft (NSA)
First Floor - 1,046 sq ft (GIA)



Apartment 4 - 865 sq ft (NSA)
First Floor - 932 sq ft (GIA)

Tenancy

The property is being sold with full vacant possession.

Planning potential

A pre-application meeting with Westminster City Council was held in February 2021 to discuss the reconfiguration and extension of the property. The Council were broadly supportive of the principle of alterations and extensions, in particular the principle of the residential intensification at the property.

Area schedules

Existing Areas					
Level	Unit	NSA		GIA	
		sq m	sq ft	sq m	sq ft
Lower ground	1	91.4	984	116.7	1,256
Raised ground	2	95.1	1,024	100.3	1,079
1st	3/4	32.7	352	86.8	937
2nd	4	85.2	917	41.6	448
Total		304.4	3,277	345.4	3,718

Proposed Areas					
Level	Unit	NSA		GIA	
		sq m	sq ft	sq m	sq ft
Lower ground	1	174.0	1,873	174.0	1,873
Raised ground	2	136.8	1,472	141.1	1,519
1st	3	87.3	940	97.2	1,046
2nd	4	80.4	865	86.6	932
Total		478.5	5,150	498.9	5,370



Legal title and tenure

The property is held freehold within the title NGL872028.

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.

Viewings

The site can be externally inspected from the public highway. The property may be inspected internally strictly through prior appointment. 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.

EPC

This is available to view on the dedicated website.

VAT

We understand that the property has not been elected for VAT.

Method of sale

The property is for sale via informal tender.

Further information

Further information is available on our dedicated website. Please email **mark.rogan@knightfrank.com** for access.

Planning department

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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.

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Particulars dated November 2021. Photographs dated September 2021.

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