



72 Maida Vale **W9**

An exciting Residential Development opportunity with planning permission for a fully private scheme.

St John's Wood Station



The City

The Shard

Regent's Park

Lord's Cricket Ground

St Mark's Church

72 Maida Vale W9

Site boundary is for indicative purposes only.





The opportunity.

72 Maida Vale W9

Freehold consented private residential development opportunity in the heart of Maida Vale.

- An attractive period residential property comprising four self contained apartments arranged over lower ground, raised ground and two upper floors
- The property extends to approximately 3,308 sq ft (307.4 sq m) NSA and 3,828 sq ft (355.7 sq m) GIA
- Planning permission has been granted for the reconfiguration and extension into 3 large apartments 2x 3 bed's and 1x 2 bed measuring approximately 4,516 sq ft (419.5 sq m) NSA and 5,497 sq ft (510.7 sq m) GIA with parking and associated outdoor terraces and balconies
- The property is located approximately 230m from Maida Vale Underground Station (Bakerloo Line)
- All four existing apartments are to be sold with vacant possession



Clifton Nurseries



Gail's



Provenance



Little Venice



Regent's Canal



Maida Vale Station



The Summerhouse



The Elgin Pub

Location

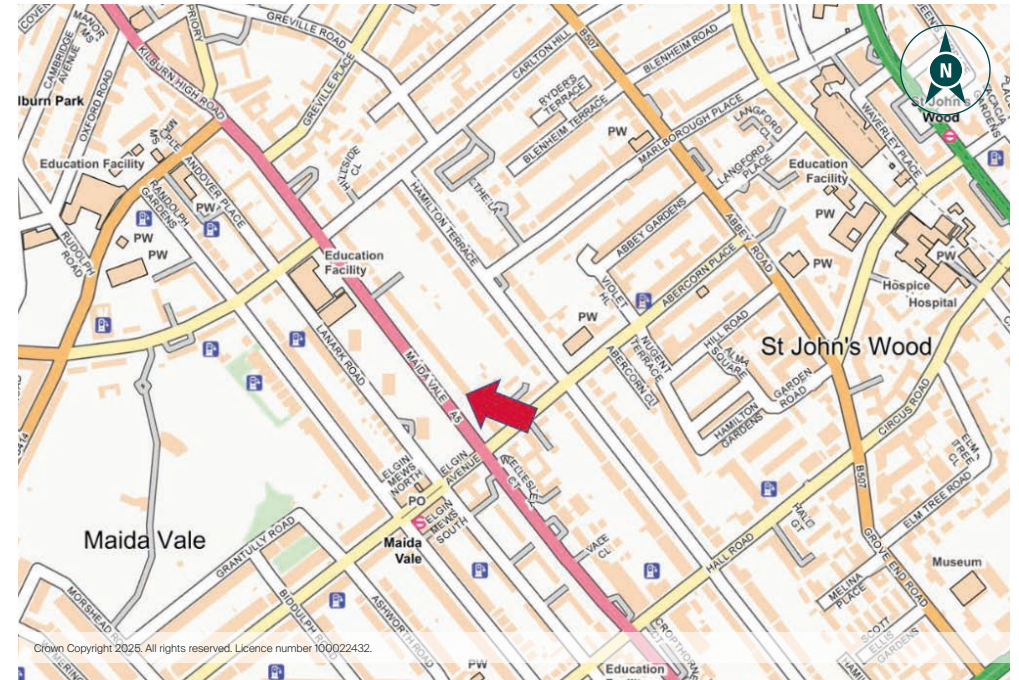
The property is located in Maida Vale, an affluent residential area within the City of Westminster.

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 3,308 sq ft (307.4 sq m) NSA and 3,828 sq ft (355.7 sq m) 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 approximately 4,575 sq ft (425 sq m) garden.

In addition to the apartments, the property comprises a garage at ground floor level measuring approximately 269 sq ft (25 sq m). The property benefits from gated access on to Maida Vale, offering space to the front of the property for additional parking spaces.

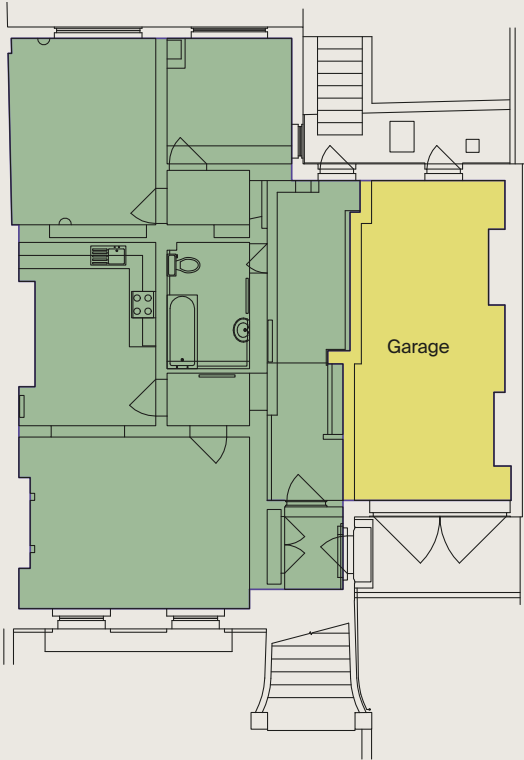


Floor plans - existing

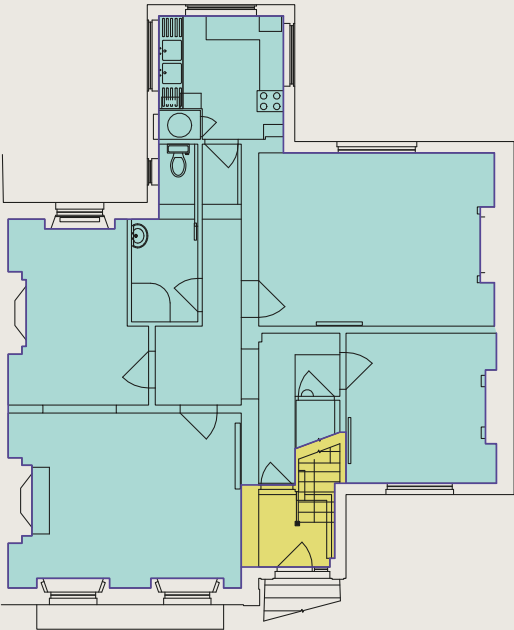
Common Parts

Existing Areas GIA	sq m	sq ft
Lower Ground	119.6	1,287
Upper Ground	103.9	1,118
First	88.5	953
Second	43.7	470
TOTAL	355.7	3,828

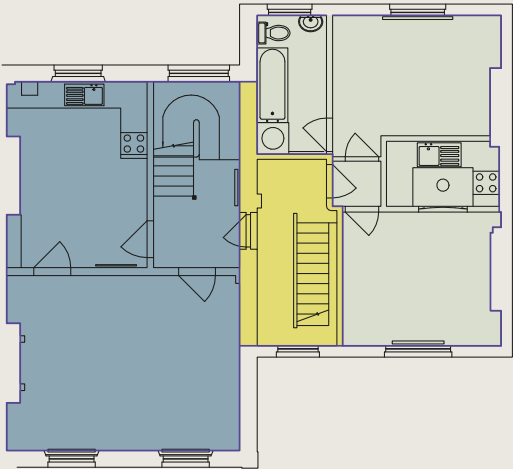
* The existing units have been fully stripped out



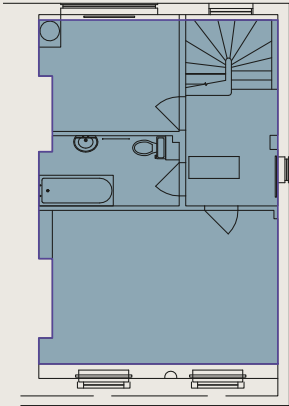
Apartment 1
987 sq ft (91.7 sq m) (NSA)
2 bedroom



Apartment 2
1,046 sq ft (97.2 sq m) (NSA)
2 bedroom



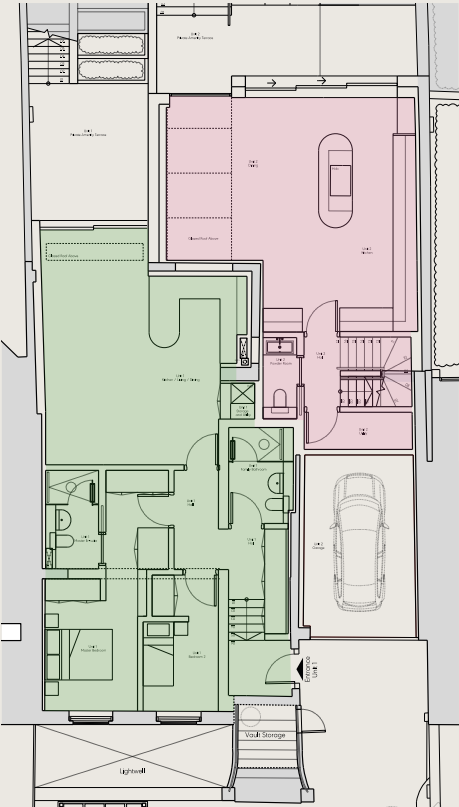
Apartment 3
348 sq ft (32.4 sq m) (NSA)
Studio



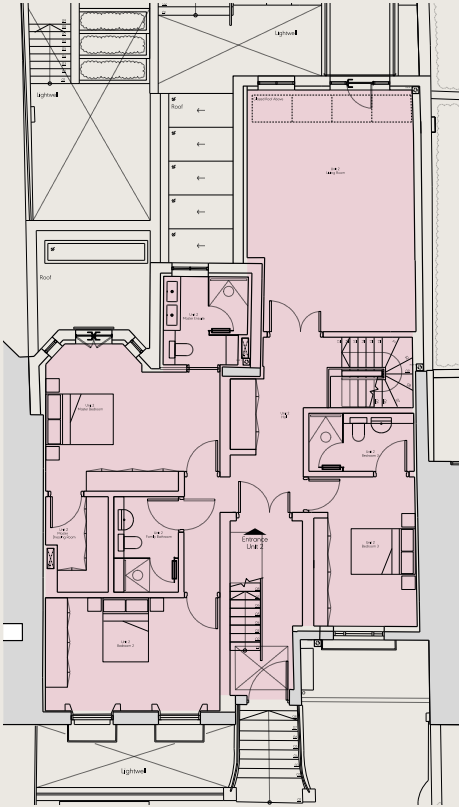
Apartment 4 (Duplex)
927 sq ft (86.2 sq m) (NSA)
2 bedroom

Floor plans - proposed

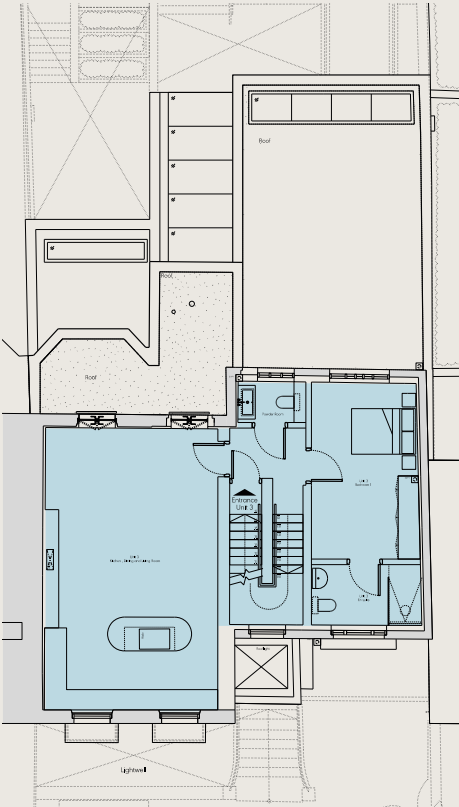
Proposed Areas GIA	sq m	sq ft
Lower Ground	179.1	1,928
Upper Ground	150.5	1,620
First	84.9	914
Second	58.8	632
Garden Room	37.5	403
TOTAL	510.7	5,497



Apartment 1
988 sq ft (91.8 sqm) (NSA)
2 bedroom



Apartment 2
2,112 sq ft (196.2 sq m) (NSA)
3 bedroom



Apartment 3
1,416 sq ft (131.6 sq m) (NSA)
3 bedroom



Site boundary is for indicative purposes only

Tenancy

The property is being sold with full vacant possession.

Planning permission

The site spans an area of 8,099 sq ft (752.44 sq m). The existing land use of the site is entirely residential.

Planning permission (referenced 23/00376/FULL) has been granted for the reconfiguration of existing residential units into 3 units (loss of 1 unit), extensions at roof level, rear lower ground and upper ground, new terraces at lower ground floor levels; erection of garden studio to rear with a plant enclosure to rear; and alterations to the facade, landscaping and boundary works. This permission was granted in January 2024.

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.

<https://land.knightfrank.com/view/72MaidaVale>

Contact us.

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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 April 2025.

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