

GLPG

TWO FIVE  
FOUR

KILBURN HIGH ROAD

# A UNIQUE CONVERSION OPPORTUNITY WITHIN A HIGH-QUALITY DEVELOPMENT FOR SALE IN KILBURN, LONDON.



▲  
◀ CGI OF PROPOSED DEVELOPMENT



# EXECUTIVE SUMMARY

- The site extends to 0.2 ha and is located on the north-east side of Kilburn High Road
- The property comprises existing ground-floor commercial space within a high-quality residential scheme, with detailed planning consent to convert this space and create 13 apartments
- Car-free scheme
- Proposed net saleable area approx. 8,839 sqft / 821.15 sqm
- An office space of 45 sqm / 484 sqft is proposed in the centre of the floorplate
- The site has a PTAL Rating of 6
- It is our understanding that front door openings, power, plumbing & glazing has already been allowed for in the central plant room



# THE SITE

The existing seven-storey building comprises a mixed-use scheme consisting of ground-floor commercial space (the property for sale) and residential apartments on the upper floors.

The development was completed and occupied in July 2020. The ground floor was completed to shell and core in early 2019.

The building is set to the rear of buildings that front Kilburn High Road and is partially screened from Kilburn Grange Park with soft landscaping. The proposed rear apartments will have green views across the park.

The site can be accessed via a gated entrance on Kilburn High Road & Kilburn Grange Park.

The proposed scheme provides a conversion of the existing commercial space into a high-quality mix of apartments, a space for use as a office and benefits from the communal concierge.





BRONDESBURY STATION

KILN THEATRE

KILBURN HIGH ROAD

254 KILBURN HIGH ROAD

KILBURN GRANGE PARK

# EXISTING GROUND FLOOR



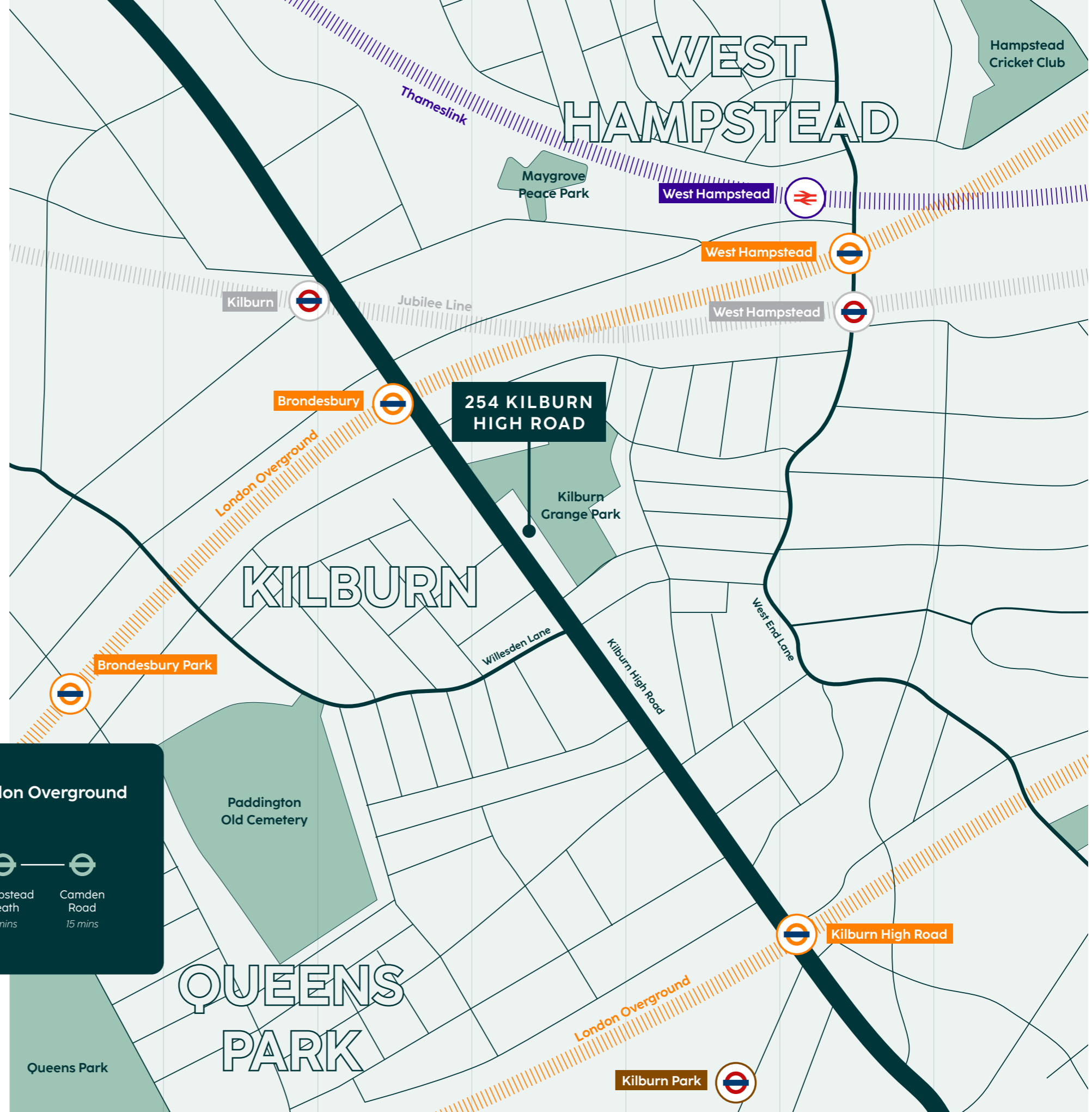
# LOCATION

The site is located in Kilburn, an area of west London, which spans the boundary of three London Boroughs: Camden to the east, the City of Westminster, and Brent to the west.

It is also on the border of incredibly affluent areas like West Hampstead, Hampstead, Brondesbury and South Hampstead.

It is a multicultural area which is built around the busy Kilburn High Road, where a variety of cafes, restaurants and retail shops can be found.

Brondesbury Train Station is only 0.2 miles from the site, with a 10-minute journey into Bond Street and a 22-minute journey into London Bridge. A number of bus routes are also available locally.



**Key travel times from Brondesbury Station on London Overground**

Richmond	Willesden Junction	West Hampstead	Finchley Road	Hampstead Heath	Camden Road
26 mins	7 mins	2 mins	4 mins	7 mins	15 mins



Kilburn is a bustling area with an abundance of restaurants & cafes, bars, shops, supermarkets, excellent schools and transport facilities whilst being within a short distance from Central London

- 1 Marks & Spencers, Kilburn High Road
- 2 Wingmans, Kilburn High Road
- 3 Alice House, West Hampstead
- 4 Nandos, Kilburn High Road
- 5 Gails, West Hampstead
- 6 Carmel, Queens Park



# PLANNING

Detailed planning consent to convert the ground floor commercial units into 13 residential units with no changes to the footprint or height of the building.

(Ref: 2021/5390/P via Camden Council)

Seven apartments will be located to the rear of the ground floor overlooking the Park, three apartments to be accessed from the main private residential core A&B, two apartments accessed independently from block C and one apartment accessed independently from the front courtyard.

Additional 20 cycle spaces are to be provided (a total of 134 long-stay secure residential spaces and 6 short-stay spaces for visitors).

The proposed scheme includes office space within the Ground Floor. There is an option to add this space to the existing residential units, subject to obtaining all necessary consents.

The site also benefits from a planning report from Icen who believe there is potential for a 2 bed house or 2 flats in the courtyard. Buyers would need to make their own enquiries.

## Accommodation Schedule

Residential	Core	Bedrooms	Floor	SQM	SQ FT
1	A	2B / 4P	Ground Floor	77	829
2	A	2B / 4P	Ground Floor	74	797
3	B	2B / 4P	Ground Floor	72	775
4	B	2B / 4P	Ground Floor	76	818
5	C	2B / 4P	Ground Floor	70	753
6	C	1B / 2P	Ground Floor	51	549
7	C	1B / 2P	Ground Floor	51	549
8	A	2B / 4P	Ground Floor	81.75	880
9	-	1B / 2P	Ground Floor	50.1	539
10	B	2B / 4P	Ground Floor	47.5	511
11	B	2B / 4P	Ground Floor	61.8	665
12	C	1B / 2P	Ground Floor	54.5	587
13	C	1B / 2P	Ground Floor	54.5	587
<b>Total</b>				<b>821.15</b>	<b>8,839</b>

## Section 106

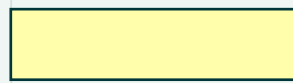
Affordable Housing Contribution	£316,000
Commercial Contribution	£60,000
Other	£20,000
<b>Total</b>	<b>£396,000</b>

# FLOOR PLAN

Proposed Ground Floor



2 Bed Apartments



1 Bed Apartments

## Method of Sale

The subject property is for sale Freehold via informal tender. Offers in excess of £4,250,000.

## VAT

The property is elected for VAT.

## Further Information

A project data room has been set up and interested parties are able to find further information and associated documents by visiting:

<http://www.glp.co.uk/properties/kilburnhighroad>

Data Room Access Code: KILBURN  
(case sensitive)

## Debt Advisory

GLPG's Debt Advisory Team, GL Capital, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower-to-lender partnerships. To learn more, please get in touch with a member of the GL Capital team on +44 (020) 3089 0695 / [finance@glpg.co.uk](mailto:finance@glpg.co.uk).



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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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