

# 1, 2 and 6 Ossington Close, London **W2**

Planning permission granted for a prime residential development opportunity between Bayswater & Notting Hill.

Notting Hill

1, 2 and 6 Ossington Close, W2

Paddington

Bayswater Station

Kensington

Hyde Park

Site boundary is for indicative purposes only.



# Executive Summary.

## **Planning permission granted for a prime residential development opportunity on Ossington Street W2**

- Located in a quiet position just off Ossington Street, the site is a 4-minute walk from the entrance to Kensington Gardens. It sits within Zone 1 and benefits from excellent transport links (PTAL 6a)
- The existing Property is a two-storey structure and is currently used for residential purposes on the ground and first floors, additionally there are three garages located on the ground floor
- Planning permission (PP/25/04909) has been granted for demolition and re-development of the site including demolition of the existing structure and construction of a new development comprising three private residential dwellings; creation of basement level beneath the footprint of the building for additional living space
- The Properties are being sold with full vacant possession
- Offers are invited for the freehold interest by private treaty via informal tender



Kensington Gardens & Palace



Hyde Park



Pembridge Road

## Location

Ossington Close runs between Moscow Road to the north and Bayswater Road to the south. This is a highly desirable residential district characterised by grand period architecture and elegant garden squares within the City of Westminster.

The Property is located within Bayswater which runs across the northern border of Hyde Park and Kensington Gardens offering vast green open spaces and landscaped gardens. To the north lies Little Venice and Regents Canal, to the east and within easy reach is the vibrant West End, and to the west are the fashionable boutiques and cafes of Notting Hill.

Queensway is a 5-minute walk east. The regeneration of this area has given Bayswater's main retail thoroughfare a new lease of life. At the heart of this regeneration lies Westminster City Council's proposed regeneration of the public realm, outlined in their vision "Bayswater Village - Redefining Queensway". The Queensway improvements will ultimately offer a vastly improved shopping and pedestrian experience and will provide a more attractive



### London Underground

6-minute walk to Notting Hill Gate Underground Station (Central, Circle and District Line)

7-minute walk to Queensway Underground Station (Central Line)

6-minute walk to Bayswater Underground Station (Circle and District Line)

22-minute walk to Paddington Underground Station (Bakerloo, Circle, District, Hammersmith & City Line)

The Elizabeth Line is accessed via Paddington Station which provides express services to the West End (Bond Street in 3 minutes) the City (Liverpool Street in 10 minutes) and Canary Wharf (17 minutes)

pedestrian-friendly environment and further reduce the current vehicle dominance.

The Site lies in the Pembridge Conservation Area. The site is located 5-minutes east of Notting Hill which has a village charm, offering culture, restaurants, bars and green space.

## Transport

Ossington Close is located in Zone 1 and is exceptionally well connected with transport links to the West End and the City. The Property has one of the highest Public Transport Accessibility Level (PTAL) rating of 6a, with both Queensway (Central Line) and Notting Hill Gate Underground Station (Central, Circle and District Line) being 0.2 miles away, east and west respectively.

Paddington Underground and Train Station is located 1-mile northeast of the site, providing access into Central London via the Bakerloo, Circle, District, Hammersmith & City and Elizabeth Line and gives excellent transport links across the South of England.



### National Rail

Rail services from Paddington Station provide access to the rest of the UK



### London Bus

Numerous bus routes operate within a 4-minute walk of the site



### Heathrow Airport

The Heathrow Express offers a direct shuttle service every 15-minute to the airport from Paddington Station. Alternatively travel by car via the M4 to arrive within 30 minutes



1, 2 and 6 Ossington Close, W2

PORTOBELLO MARKET

WHITELEYS

PADDINGTON  
ST MARY'S HOSPITAL

REGENTS PARK

MADAME TUSSAUDS

REGENT'S PARK

SELFRIDGES

LIBERTY

KENSINGTON GARDENS

HYDE PARK

KENSINGTON PALACE

BUCKINGHAM PALACE

ROYAL ALBERT HALL

HARRODS

NATURAL HISTORY MUSEUM

SCIENCE MUSEUM

HARVEY NICHOLS

CROMWELL RD  
GLOUCESTER ROAD

SOUTH KENSINGTON

SLOANE SQUARE

VICTORIA

VICTORIA

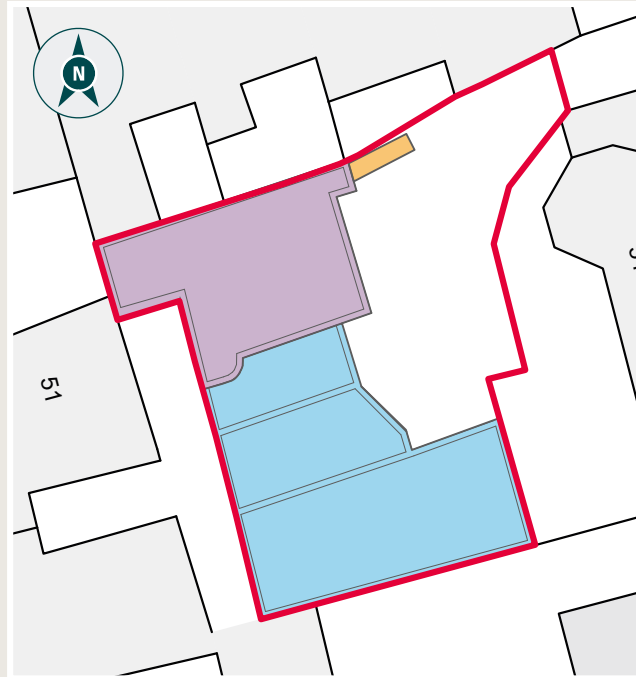
# Existing floor plans

	Sq ft	Sq m
1 Ossington Close	624.31	58
2 Ossington Close	645.83	60
6 Ossington Close	592.01	55
<b>Total residential</b>	<b>1,862.15</b>	<b>173</b>

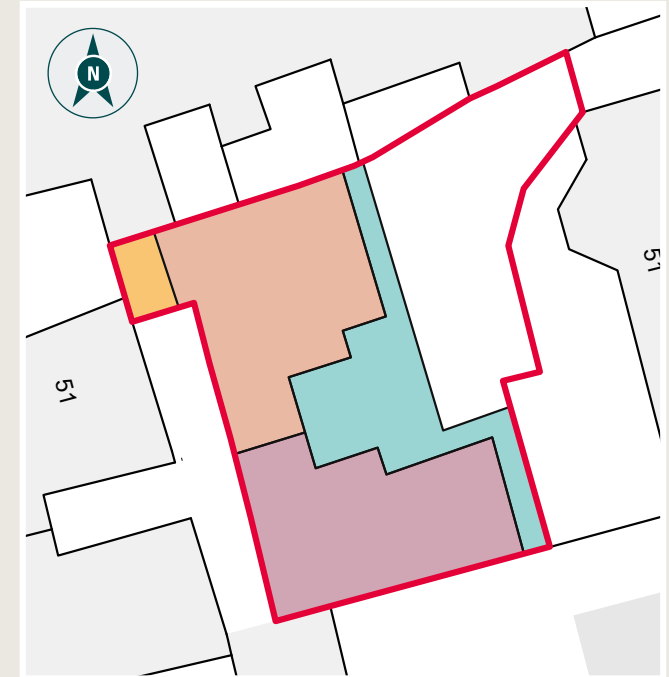
Garage area	1,001.04	93
<b>Total</b>	<b>2,863.20</b>	<b>266</b>

Shared amenity	419.80	39
Other	86.11	8

Ground floor



First floor

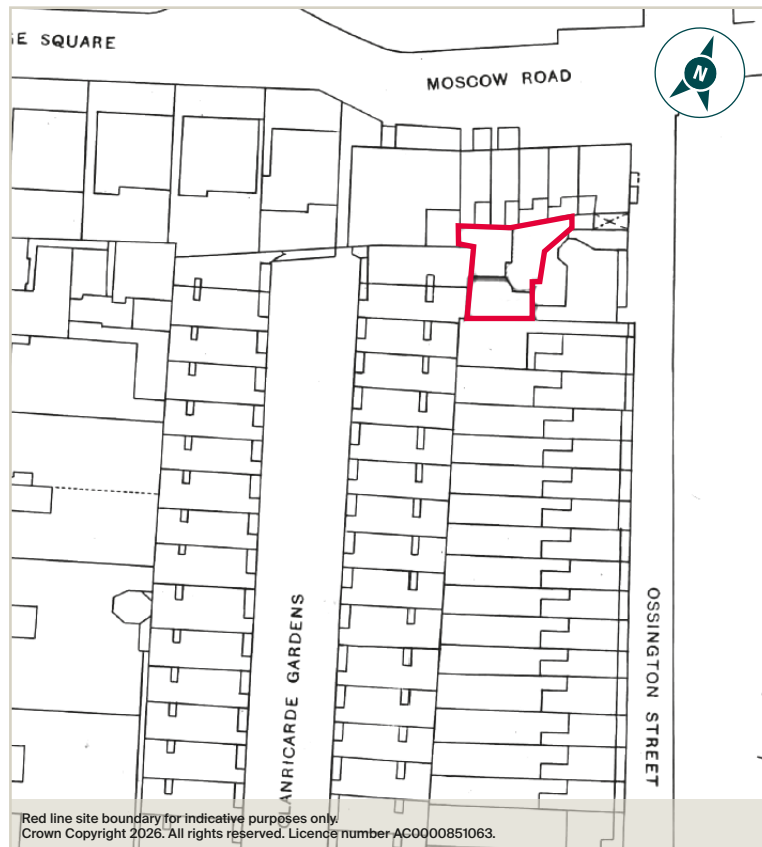


## Existing property

The existing building is accessed via the passageway from 55 Ossington Street. The property comprises a two-storey flat roofed structure and has three residential units.

The ground floor studio (no6) and flat above (no2) are legally defined as a single unit which was split without permission. There are three council tax accounts and the flat 6 studio has been considered lawful since 2020.

The Properties appearance is characterised by white-painted brick, metal framed windows and concrete driveway. The existing condition shows a post-war aesthetic and the planning permission ensures the new design fits from the Victorian facades of the properties facing the street.



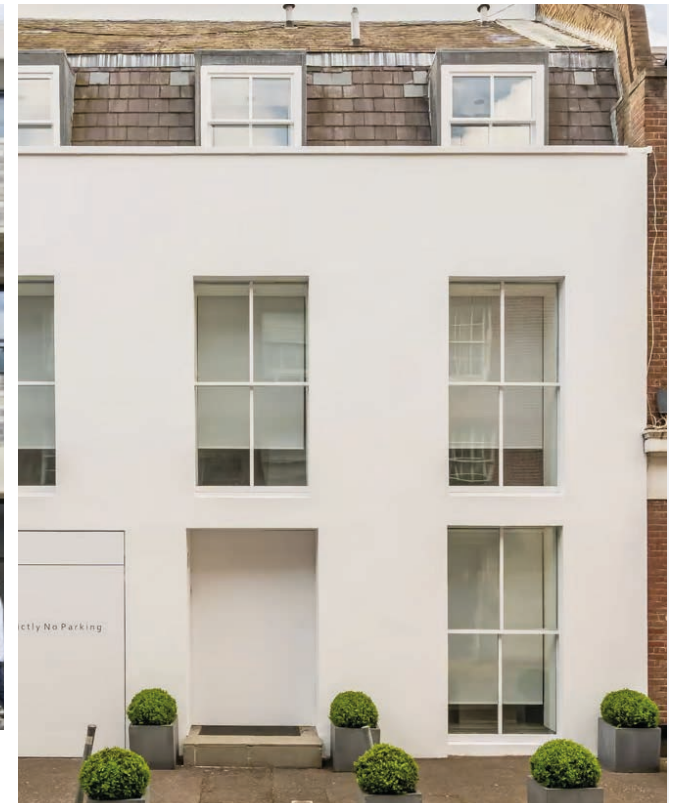
# Development potential

## Planning

Planning permission (PP/25/04909) was granted in March 2026 for demolition and re-development of the site including demolition of the existing structure and construction of a new development comprising three private residential dwellings; creation of basement level beneath the footprint of the building for additional living space; and improvements to the passageway with upgraded bin and bicycle storage.

The design strategy prioritises preserving as much of the existing views, windows, openings and the courtyard as possible.

The proposed scheme comprises 4,973 sq ft (462 sq m of NSA across 3 units). Each unit have terraces totalling 479 sq ft (44.5 sq m). The scheme is based over a newly built basement, ground and first floor.



CGIs for illustrative purpose only

# Proposed floor plans

Flat 1	Sq ft	Sq m
Lower Ground	-	-
Ground	-	-
First	403.65	37.5
<b>Total</b>	<b>403.65</b>	<b>37.5</b>

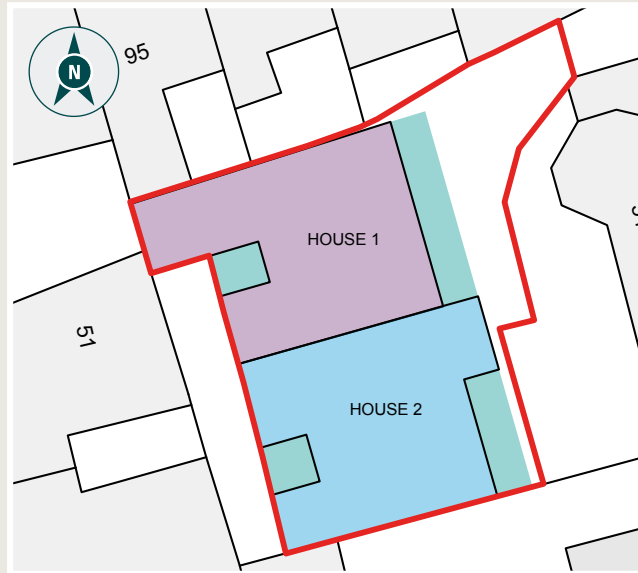
House 1	Sq ft	Sq m
Lower Ground	898.79	83.5
Ground	861.11	80.0
First	360.59	33.5
<b>Total</b>	<b>2,120.49</b>	<b>197.0</b>

House 2	Sq ft	Sq m
Lower Ground	877.26	81.5
Ground	785.76	73.0
First	785.76	73.0
<b>Total</b>	<b>2,448.79</b>	<b>227.5</b>

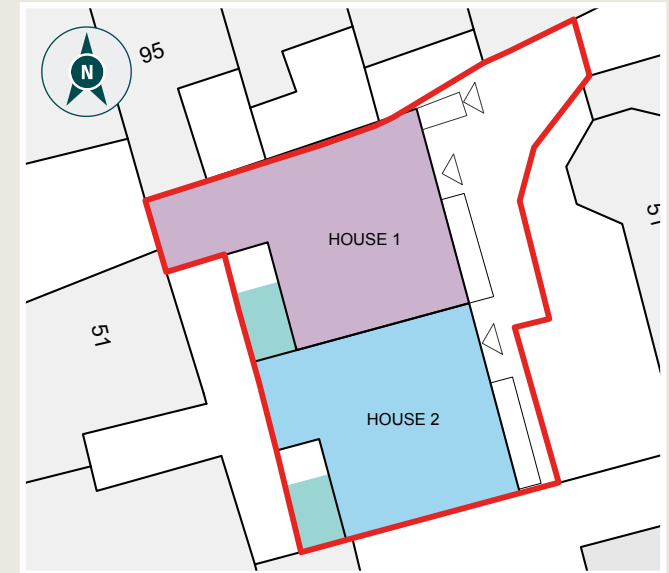
<b>Total residential</b>	<b>4,972.92</b>	<b>462.0</b>
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Shared amenity	166.84	15.5
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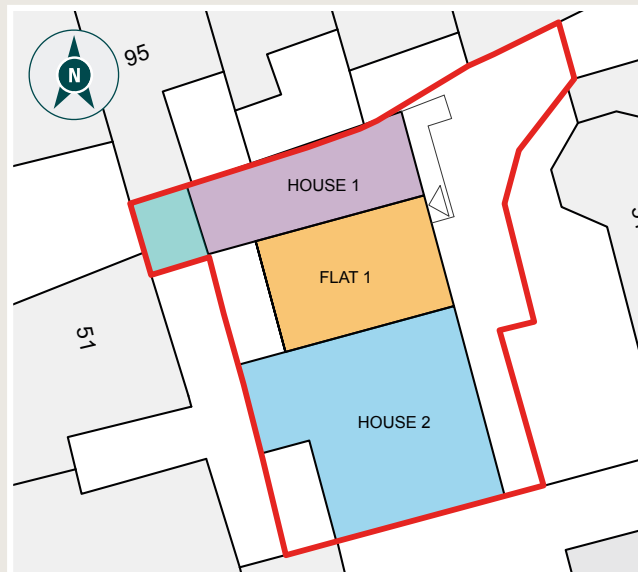
Lower ground floor



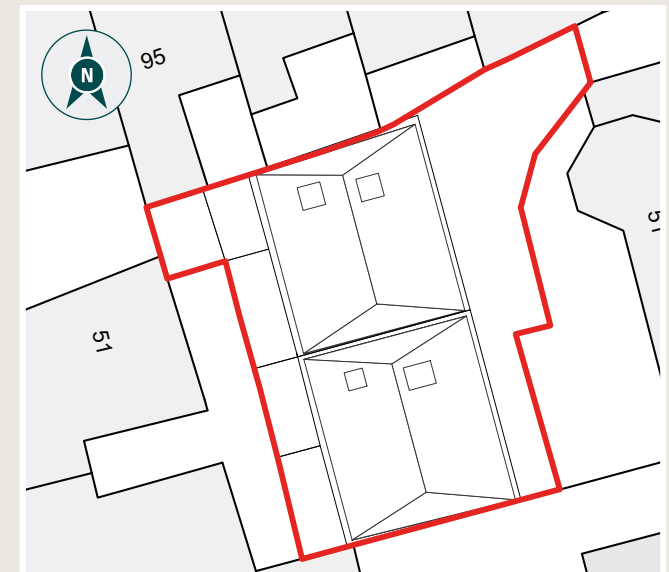
Ground floor



First floor



Roof



# Externals and drone images



## Legal title and tenure

The freehold (Title No. LN196318) is being sold with the with full vacant possession available.

## 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 any proposed development.

## AML

A successful bidder will be required to provide the necessary information to satisfy AML requirements

## 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

These are available to view on the dedicated website.

## VAT

We understand the Property is not elected for VAT.

## Method of sale

The Property is for sale by private treaty via informal tender.

## Further information

Further information is available on our dedicated website. Please visit <https://sites.knightfrank.com/OssingtonClose/> for access.



# 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 May 2026. Photographs dated May 2026.

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