



— 1-3 —  
MALVERN ROAD

— ◆ —  
LONDON NW6 5PS

£2,500,000

# SUMMARY

A three-storey end of terrace building with basement located on the western side of Malvern Road at the junction with Shirland Road. There is a shop at ground floor level with residential accommodation on the upper floors. The existing upper floors currently comprise four residential units (three of which are self-contained and one of which has a bathroom off the hallway).

SIDE ELEVATION / SHIRLAND ROAD



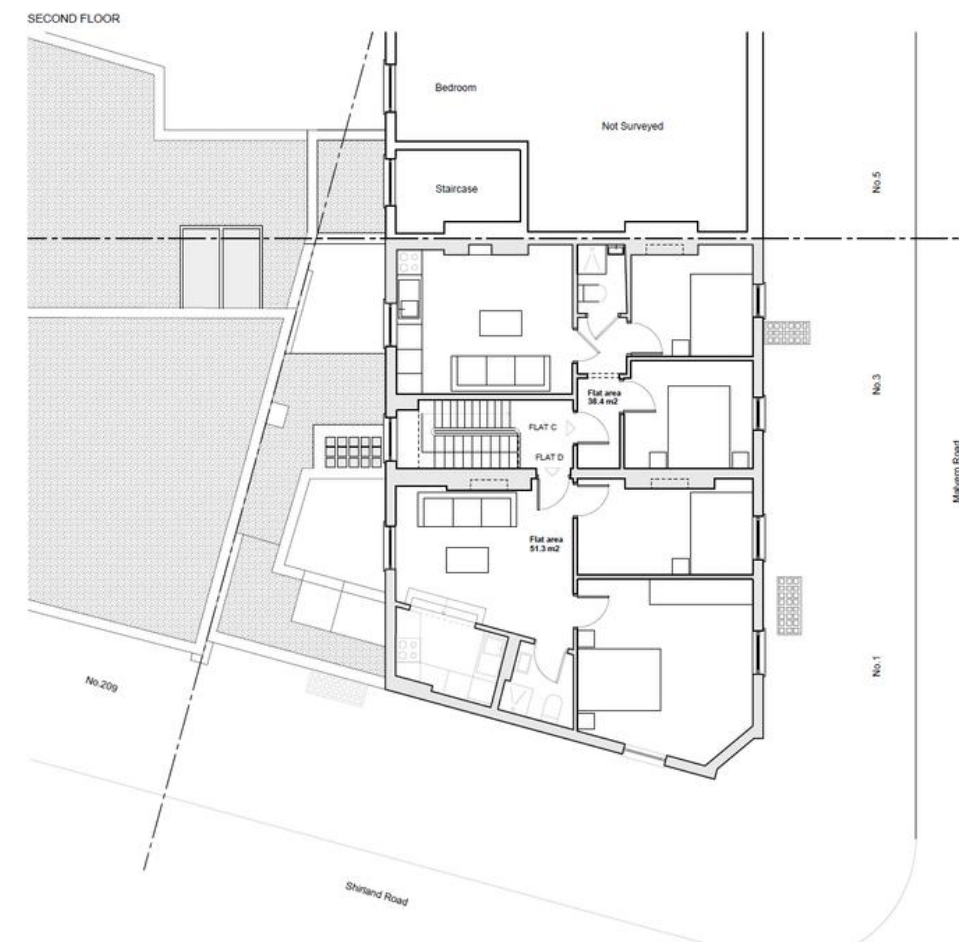
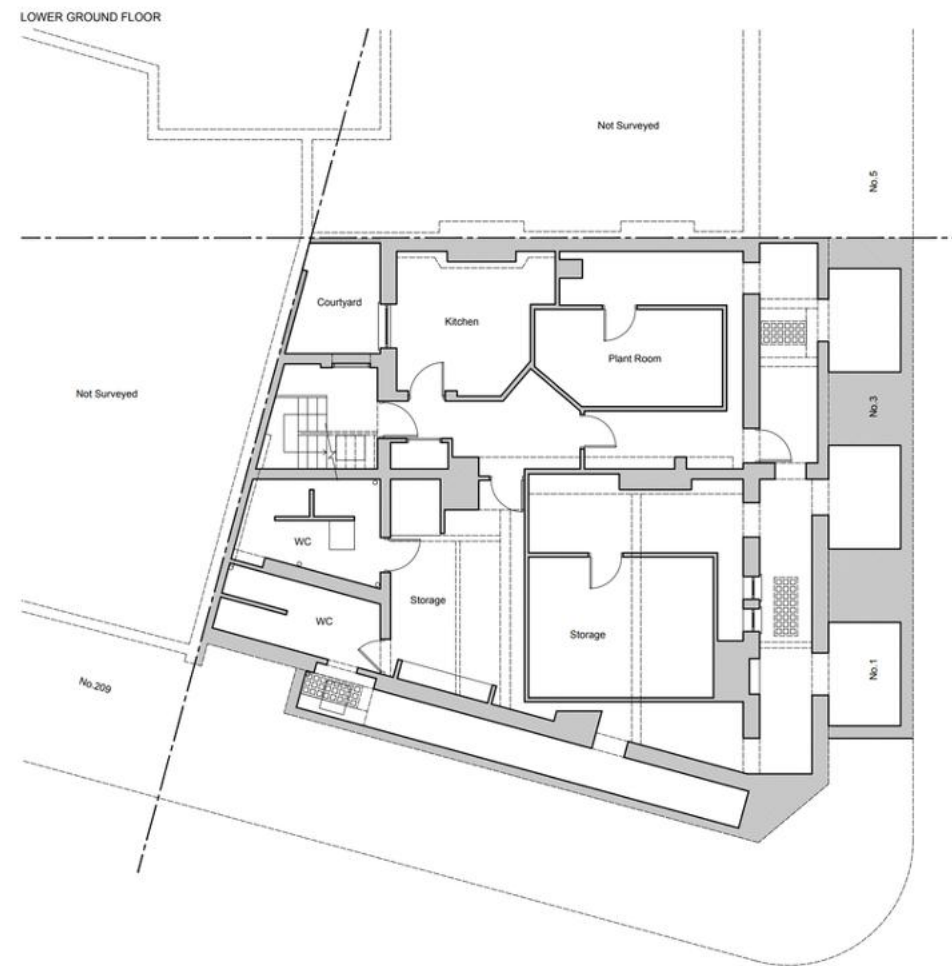
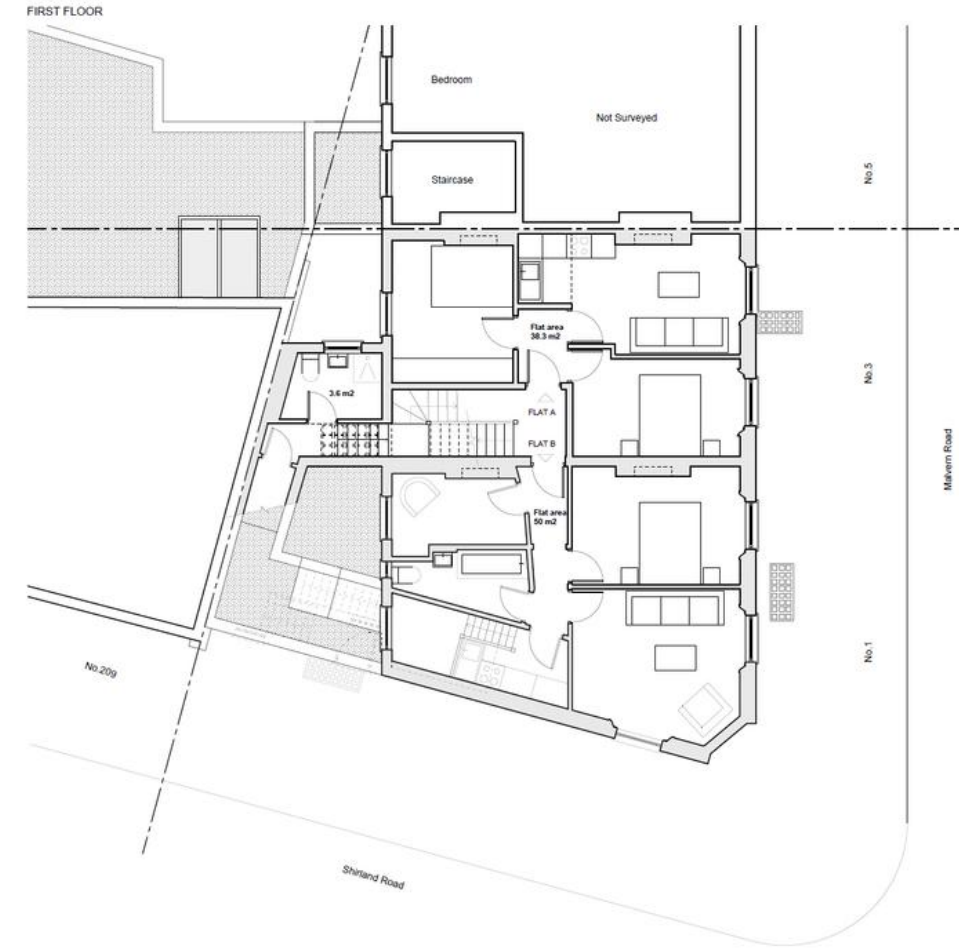
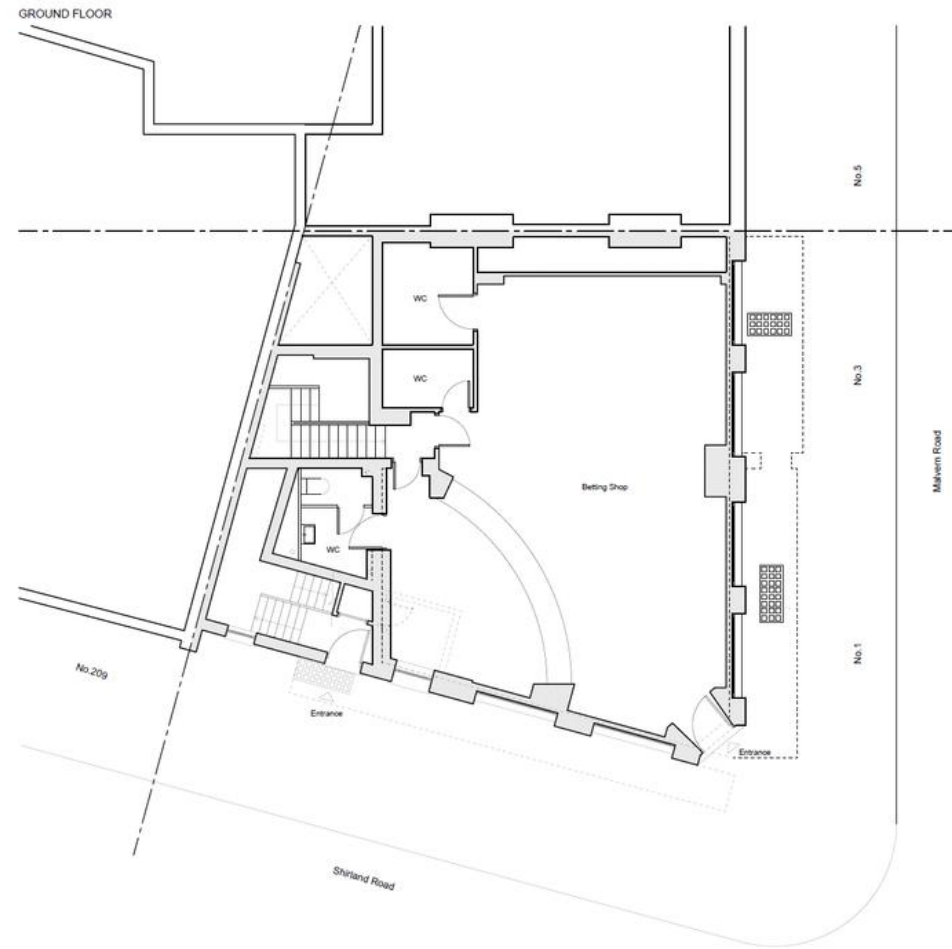
FRONT ELEVATION



# SUMMARY

- A rare opportunity to acquire a prominent corner freehold commercial and residential building extending to approximately 4950 sq ft arranged over lower ground, ground and two upper floors.
- Planning approved extending to 6,300 sq ft. Transforming into an HMO of 17 units.
- Attractive to investors and developers, with potential to reposition the asset depending on end-use strategy.
- Residential sold with Vacant Possession
- Ground Floor is a commercial unit currently rented by Ladbrokes. Income of £24,000 per annum, 5 Year Term - 3 Year Break Clause (May only be activated by the lessee)
- Price: £2,500,000, for the Freehold interest.
- Property held in an independent SPV

# Current Floor Plans



# Planning

Application Number: 26/0593

Alternative Reference: PP-14674236

“Two-storey infill extension fronting Shirland Road, mansard roof extension, creation of lightwell to Malvern Road, alterations to fenestration, and internal reconfiguration to provide a large HMO (Sui Generis Use)”

- A two-storey infill extension above ground floor level to close the existing gap between the application site and the adjoining property on Shirland Road, completing the building line and improving the architectural composition of the terrace.
- A mansard roof extension to the main building and the proposed infill structure, with dormer windows aligned with existing fenestration.
- A lightwell to Malvern Road elevation
- Internal reconfiguration to provide modern, well-laid-out HMO accommodation (17 Units) supported by high-quality communal kitchens designed to serve the number of occupants on each level.
- Associated internal and external improvements including upgrading services, redecoration and provision of refuse and cycle storage.

# Planning

Unit 1	First Floor	2 Persons	142 sq ft
Unit 2	First Floor	1 Person	106 sq ft
Unit 3	First Floor	1 Person	90 sq ft
Unit 4	First Floor	1 Person	100 sq ft
Unit 5	First Floor	2 Persons	124 sq ft
Unit 6	First Floor	2 Persons	124 sq ft
Unit 7	Second Floor	2 Persons	137 sq ft
Unit 8	Second Floor	2 Persons	124 sq ft
Unit 9	Second Floor	1 Person	100 sq ft
Unit 10	Second Floor	1 Person	113 sq ft
Unit 11	Second Floor	2 Persons	129 sq ft
Unit 12	Second Floor	2 Persons	124 sq ft
Unit 13	Loft	1 Person	82 sq ft
Unit 14	Loft	1 Person	100 sq ft
Unit 15	Loft	1 Person	105 sq ft
Unit 16	Loft	2 Persons	132 sq ft
Unit 17	Loft	1 Person	98 sq ft
Total	17 Rooms	25 Persons	

Basement Floor	1,398 sq ft
Ground Floor (commercial)	1,238 sq ft
First Floor	1,238 sq ft
Second Floor	1,238 sq ft
Third Floor	1,184 sq ft

Total 6,292 sq ft

# Proposed Elevations

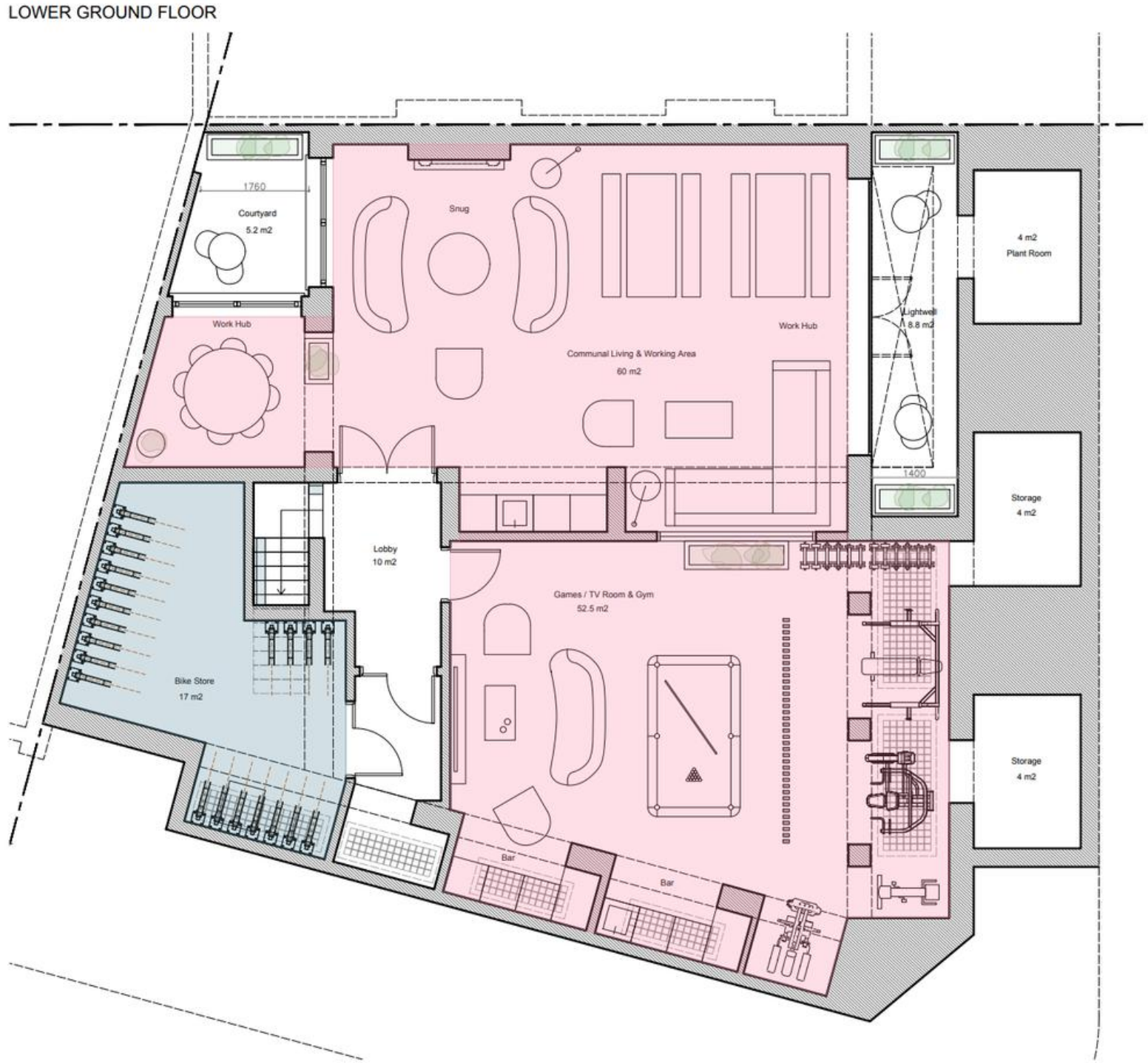
FRONT ELEVATION A-A' / MALVERN ROAD



SIDE ELEVATION C-C' / SHIRLAND ROAD

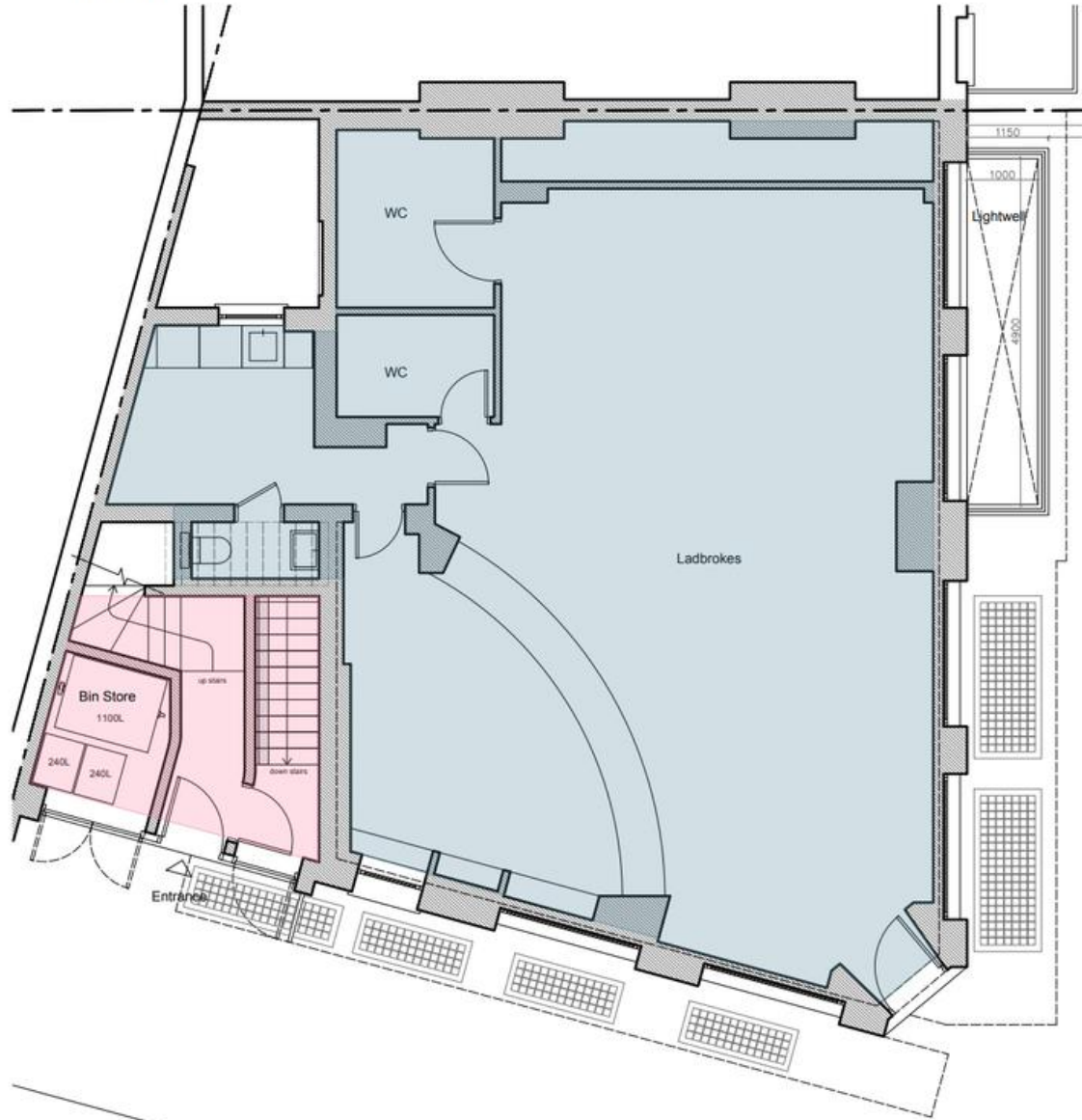


# Proposed Floor Plans

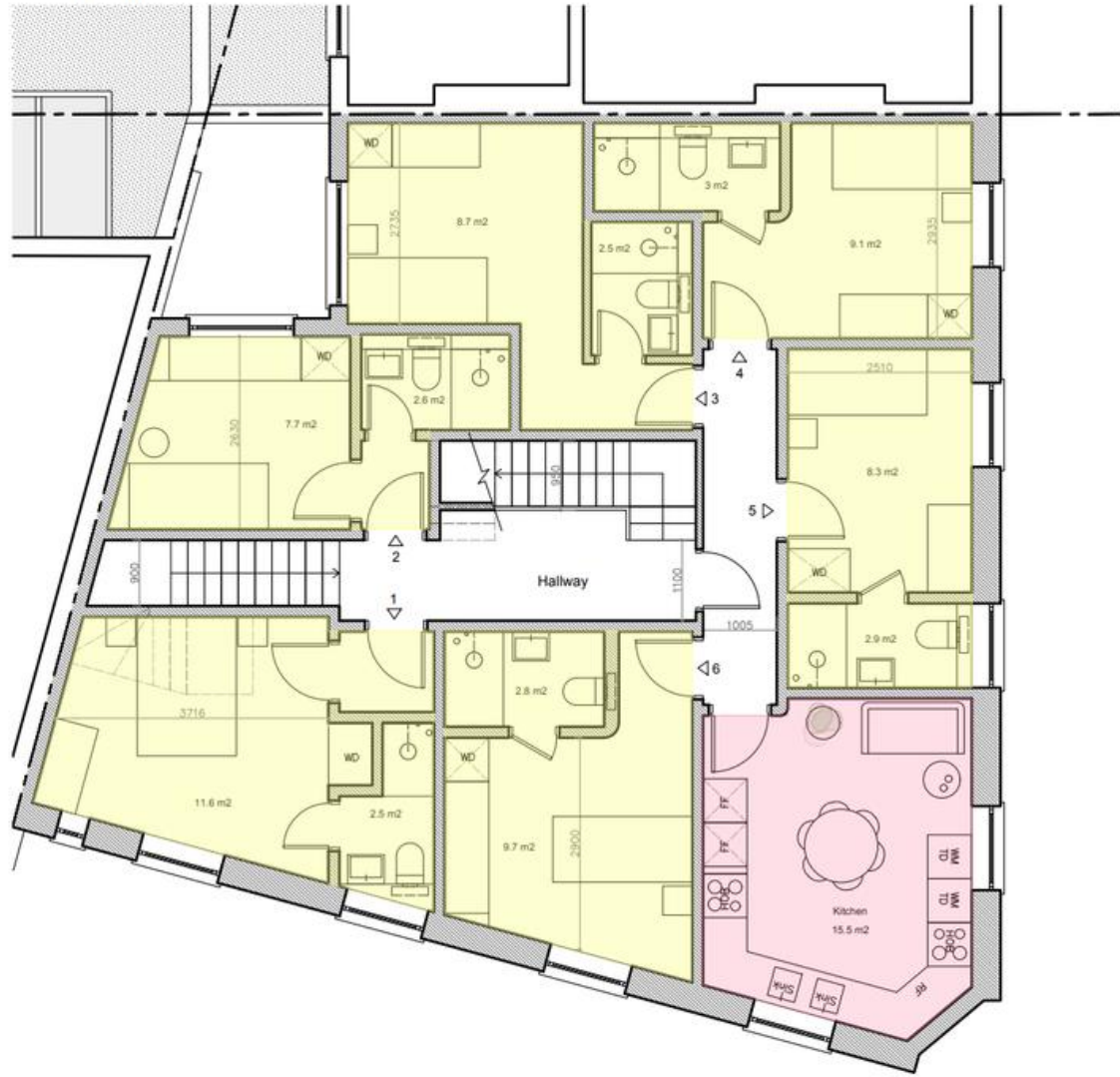


# Proposed Floor Plans

GROUND FLOOR

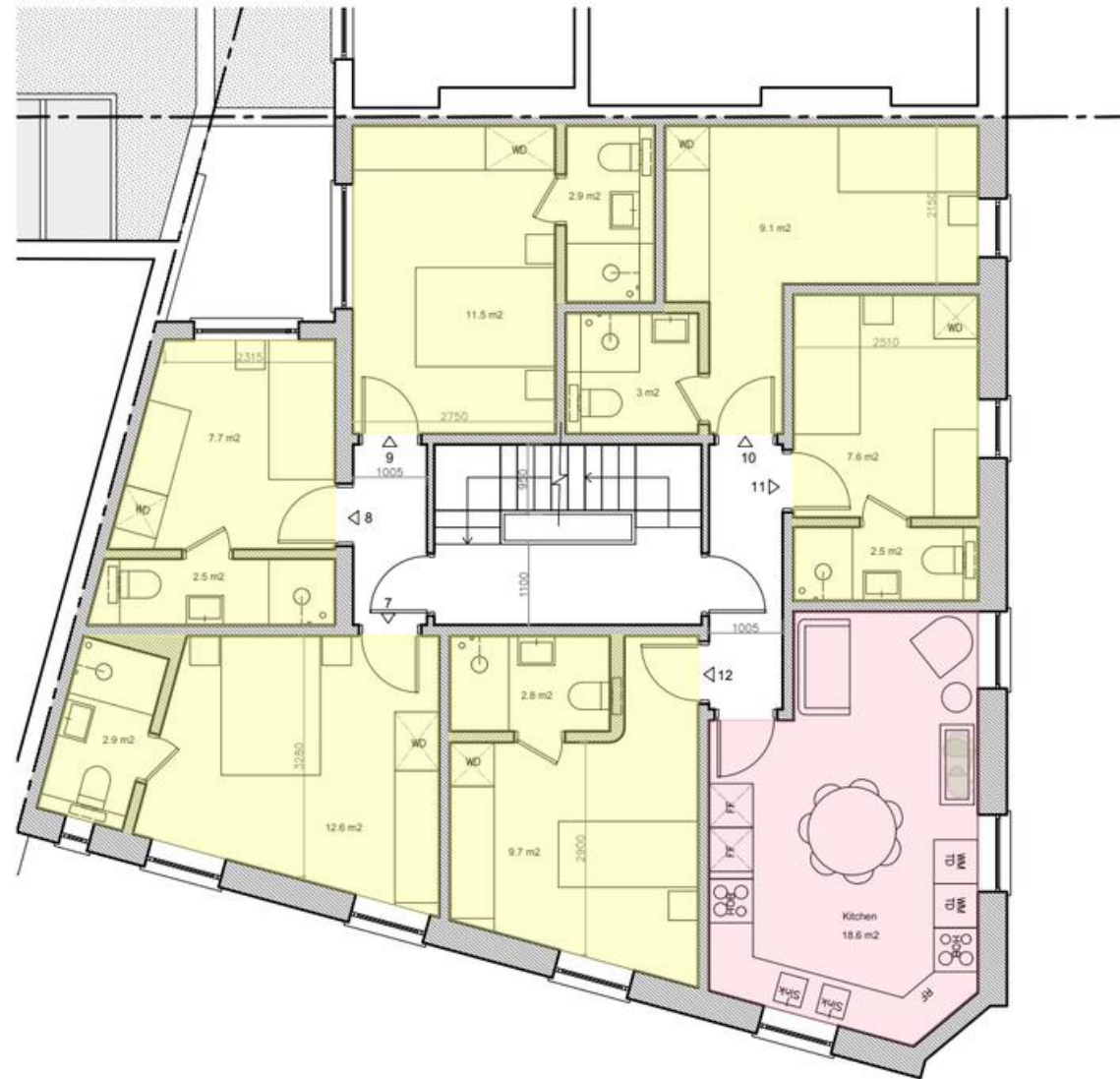


FIRST FLOOR



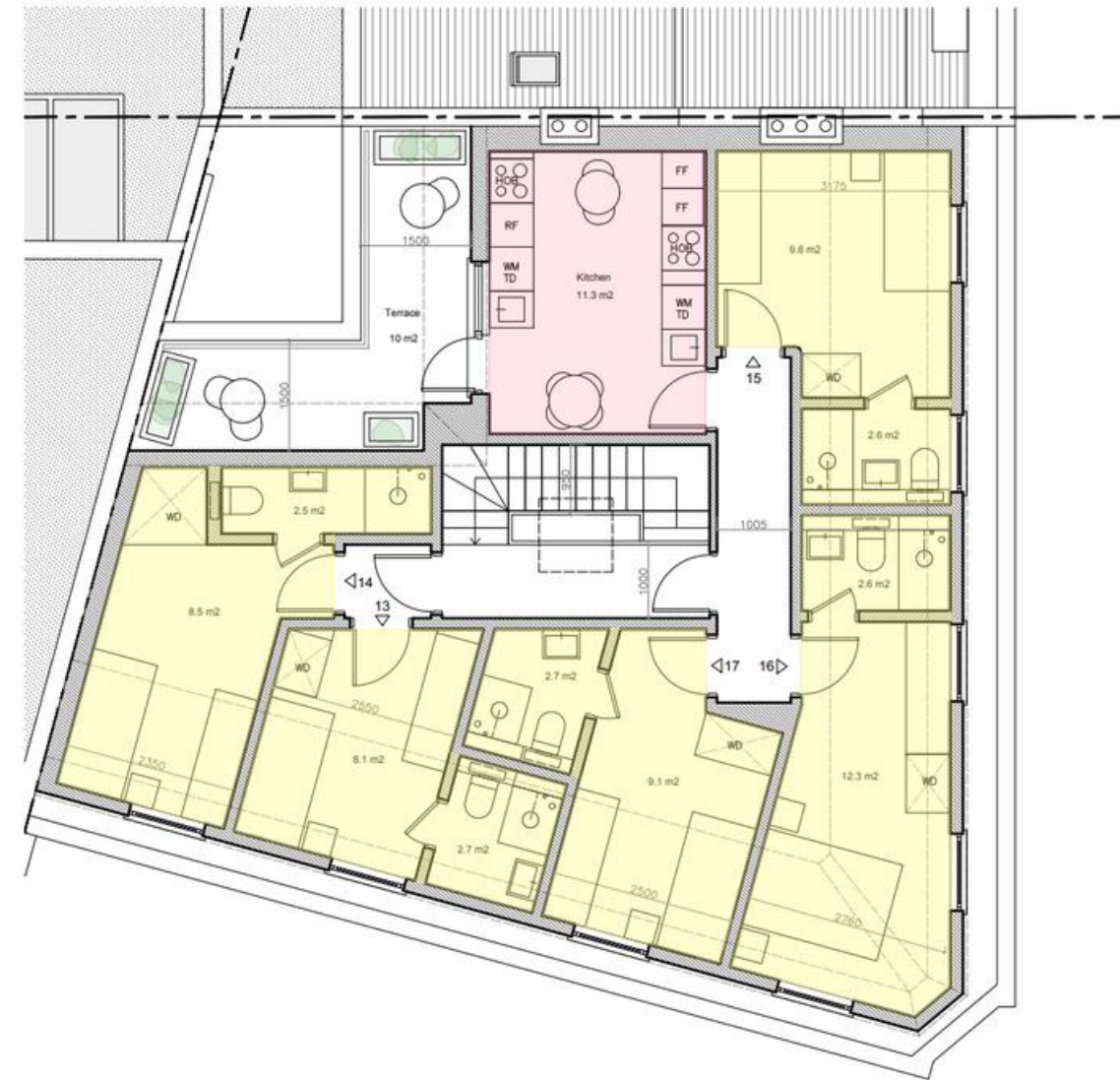
# Proposed Floor Plans

SECOND FLOOR



COMMUNAL KITCHEN AREA  
Gross Internal Area (GIA) m<sup>2</sup>: 18.6 m<sup>2</sup>

THIRD FLOOR



COMMUNAL KITCHEN AREA  
Gross Internal Area (GIA) m<sup>2</sup>: 11.3 m<sup>2</sup>

# Proposed CGI Basement Living Area



# Basement Living Area



# Basement Play Room



# GYM Room



# Bedrooms



# Bathrooms



# Kitchen



# LOCATION

Maida Vale offers the sought-after combination of excellent accessibility and village-like community feel, with independent food shops, one-of-a-kind boutiques, locally run coffee shops, award winning restaurants and outstanding local schools. The area holds a cachet as a place people want to both live and spend their leisure time. With London's business and financial hubs all an easy commute, Maida Vale is popular with professionals looking for a home which represents more than just a place to just stay.

● Paddington Recreation (6 min walk)

● Regents Canal (8 min walk)

● Clifton Nurseries (16 min walk)

● David Lloyd Notting Hill (14 min walk)

● The Everyman Cinema (17 min walk)

● Paddington Basin (25 min walk)

● Portobello Road (21 min walk)

● St Mary's Hospital (28 min walk)

● Lord's Cricket Ground (31 min walk)

● Regent's Park (35 min walk)

## UNDERGROUND

### Maida Vale

Distance - 13 min walk

### Warwick Avenue

Distance - 11 min walk

### Westbourne Park

Distance - 14 min walk

### Paddington Station

Distance - 21 min walk

## OTHER TRANSPORT

### 6/31/36/187/328 Bus Route

Distance - 1 min walk

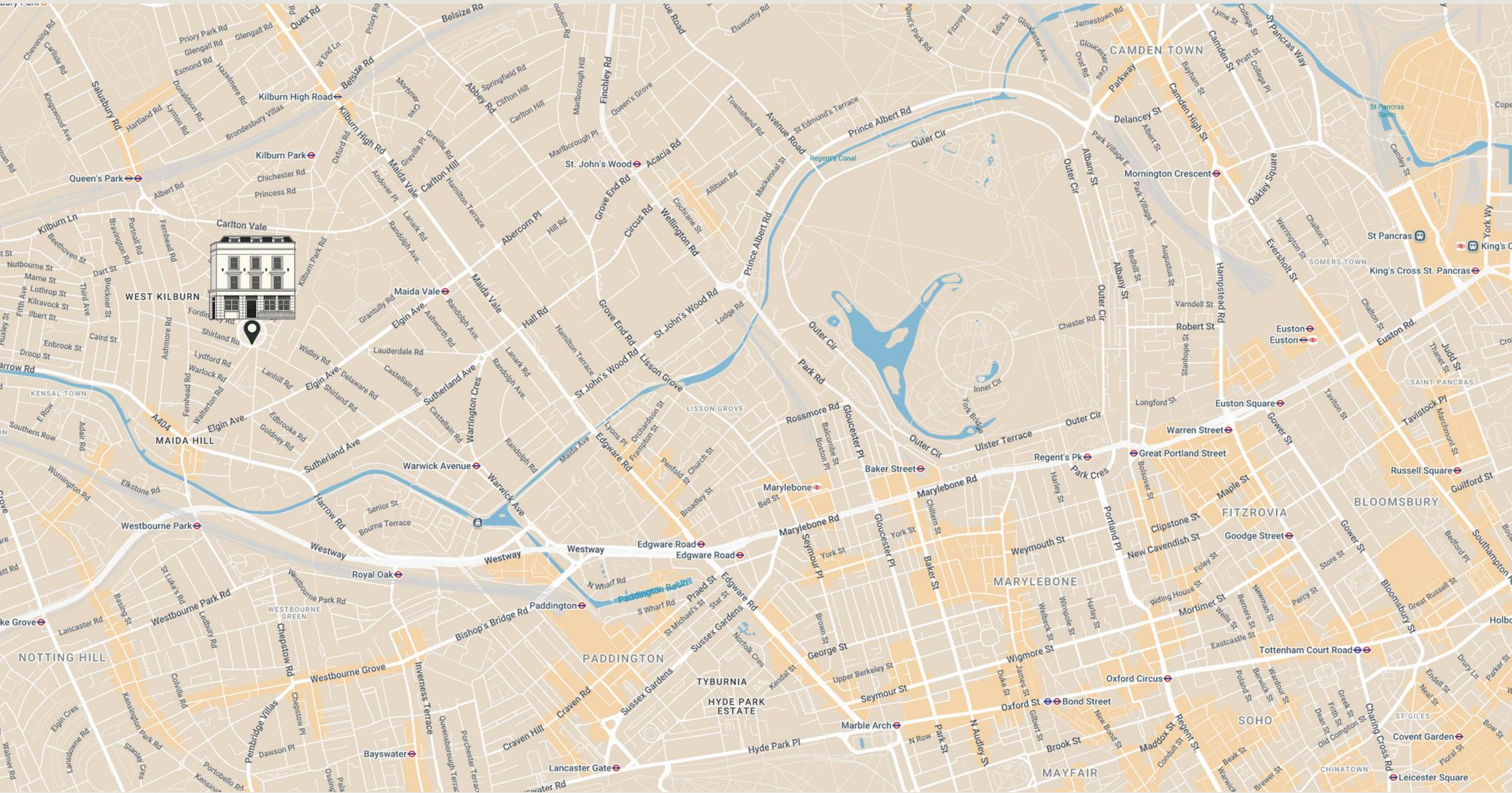
### Paddington Station

Distance - 2 min (underground)

### Heathrow Airport

Distance - Heathrow Express  
15 min from Paddington Station

# Map





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MALVERN ROAD

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