



27A West End Lane, London NW6

Planning permission granted for a fully private residential development opportunity between West Hampstead & Maida Vale, North West of St John's Wood.



Primrose Hill

City

Regents Park

St John's Wood

West End

 Paddington

Paddington
Recreational Ground

Notting Hill

 Kilburn Park

 Kilburn High Road

Heathrow Airport

27A West End Lane,
NW6

 West Hampstead

M1

Site boundary is for indicative purposes only.

Executive Summary.

Residential development opportunity for a fully private residential scheme on West End Lane, NW6

- Located on West End Lane between West Hampstead and Maida Vale, the site occupies a highly accessible North West London location within the London Borough of Camden, benefiting from an excellent Public Transport Accessibility Level (PTAL) rating of 6a
- The existing site extends to approximately 0.075 Acres (0.03 Hectares) and comprises eight vacant single-storey garages and a former forecourt area situated to the south of Sycamore Hall and Sycamore Court
- A planning application has been granted for the demolition of the existing garages and redevelopment of the site to provide 9 private residential dwellings (Use Class C3), together with cycle parking, landscaping and associated works
- The proposed scheme comprises approximately 6,243 sq ft (580 sq m NIA) of residential accommodation across a mix of one, two and three-bedroom apartments, including a wheelchair-accessible dwelling
- All proposed units are dual aspect and benefit from private outdoor amenity space, with the scheme also incorporating cycle storage, extensive landscaping and green roofs
- The Property is being sold with full vacant possession



Location

Situated between West Hampstead and Maida Vale, to the north-west of St John's Wood, 27 West End Lane occupies a highly accessible North West London location within the London Borough of Camden. The site is positioned on West End Lane close to Abbey Road, within an established residential area benefiting from excellent connectivity and a strong range of local amenities.

The property is well located for access to the amenities of West Hampstead, St John's Wood and Maida Vale, all of which offer a wide selection of cafés, restaurants, shops and leisure facilities, contributing to the area's strong residential appeal. Kilburn High Road is also within easy reach and offers a vibrant mix of cafés, restaurants, shops and local services. The area additionally benefits from excellent access to green open space, with Kilburn Grange Park approximately a 10-minute walk from the site and Paddington Recreation Ground around a 15-minute walk away. Queen's Park and Regent's Park are also both within a short cycle ride, providing extensive recreational, sporting and leisure facilities.

Transport connections are a particular strength of the location. West Hampstead's Jubilee Line, Thameslink and Overground stations, together with Kilburn Park Underground Station (Bakerloo Line) and Kilburn High Road Overground Station, are all within walking distance, providing convenient access to the West End, the City and the wider London transport network.

The combination of excellent transport connectivity, access to attractive green spaces and proximity to the established residential markets of West Hampstead, St John's Wood and Maida Vale continues to support the area's appeal as a desirable North West London residential location.

Transport

27a West End Lane is located in Zone 2 and is exceptionally well connected, with excellent transport links to the West End, the City and wider London.

The Property has one of the highest Public Transport Accessibility Level (PTAL) ratings of 6a, with Kilburn High Road Station (London Overground) located approximately 0.2 miles from the Property, Kilburn Park Underground Station (Bakerloo Line) approximately 0.4 miles, and West Hampstead Station (Jubilee Line, Thameslink and London Overground) approximately 0.6 miles north. These stations provide excellent connections across London, including direct access to the West End, the City, Canary Wharf and St Pancras International.

Paddington Underground and Train Station is located approximately 2 miles south of the site, providing access to the Bakerloo, Circle, District, Hammersmith & City and Elizabeth lines, together with National Rail services and direct connections to Heathrow Airport.



London Underground

5-minute walk to Kilburn High Road Station (London Overground)

8-minute walk to Kilburn Park Underground Station (Bakerloo Line)

17-minute walk to West Hampstead Station (Jubilee Line, London Overground and Thameslink)

1.8 miles from Paddington Station (Bakerloo, Circle, District, Hammersmith & City and Elizabeth lines)

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



National Rail

West Hampstead Thameslink Station, located approximately a 17-minute walk from the site, provides direct services to St Pancras International, Farringdon, London Bridge, Gatwick Airport and destinations across the South East.



London Bus

Numerous bus routes operate within a 3-4 minute walk of the site.



Airports

Heathrow

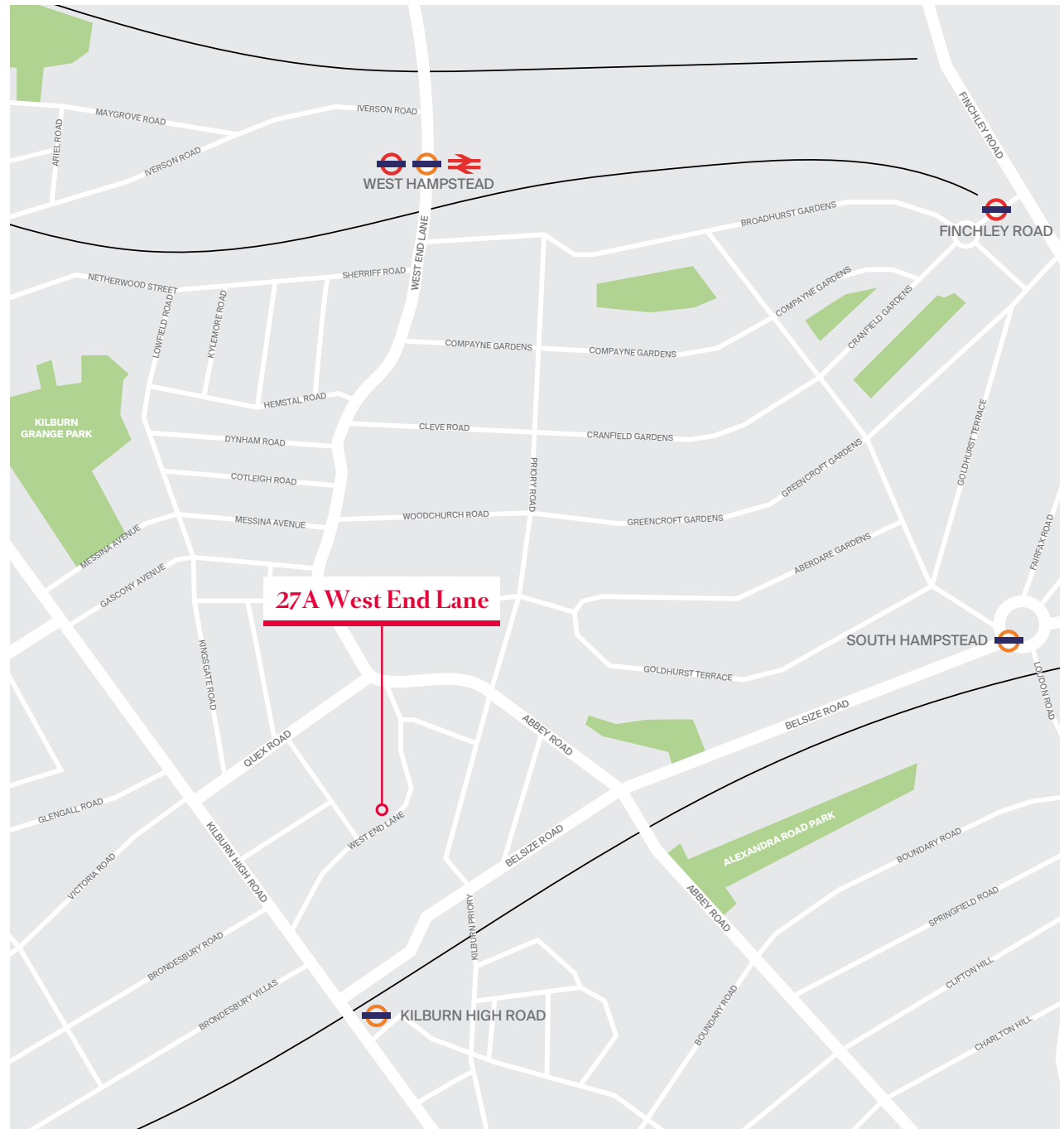
The Heathrow Express offers a direct shuttle service every 15-minutes to the airport from Paddington Station. Alternatively travel by car via the M4 to arrive within an hour.

London City

London City Airport is accessed via the Jubilee Line and DLR network from nearby West Hampstead Station, or in approximately 1 hour 30 minutes by car.

London Luton

London Luton Airport is approximately a 40 minute journey by car, or approximately 50 minutes from West Hampstead station via Thameslink.



Existing site

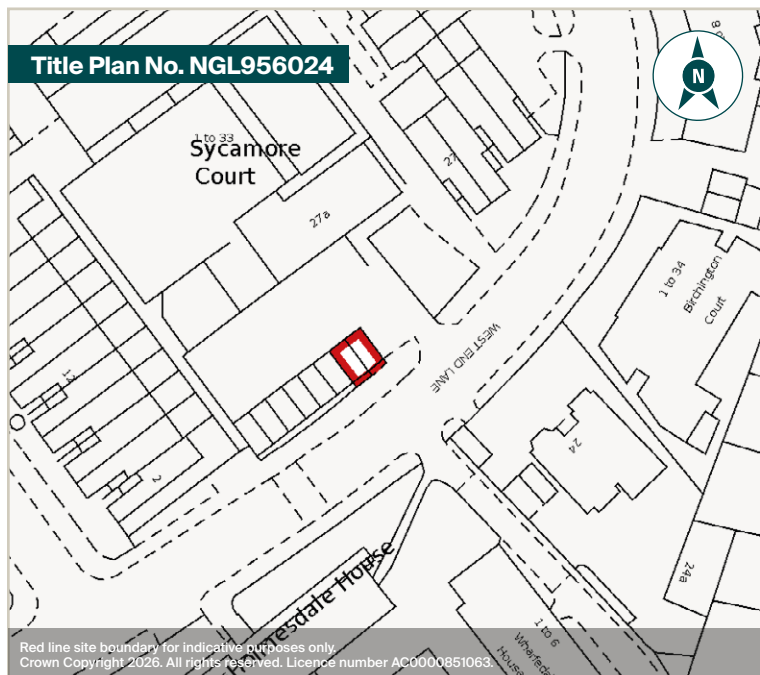
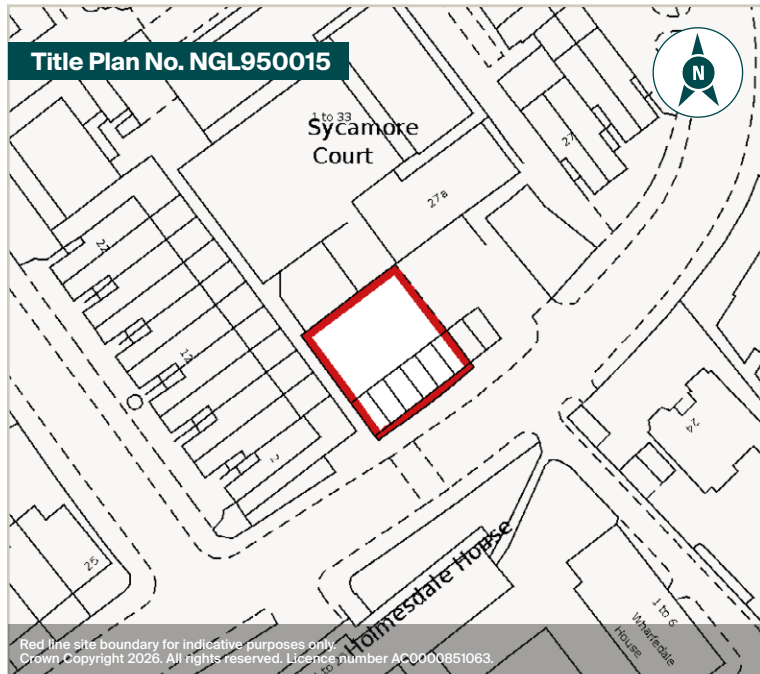
	Sq ft GIA	Sq m GIA
Site area	3,272	304
Existing floor space (8 garages)	1,001	93
Total	4,273	397



Existing property

The site comprises a vacant and underutilised brownfield parcel extending to approximately 0.075 Acres and is currently occupied by eight single-storey garages and a former forecourt area. The garages are arranged along the southern boundary of the site with their rear elevations fronting West End Lane, creating an inactive frontage that makes a limited contribution to the surrounding streetscape.

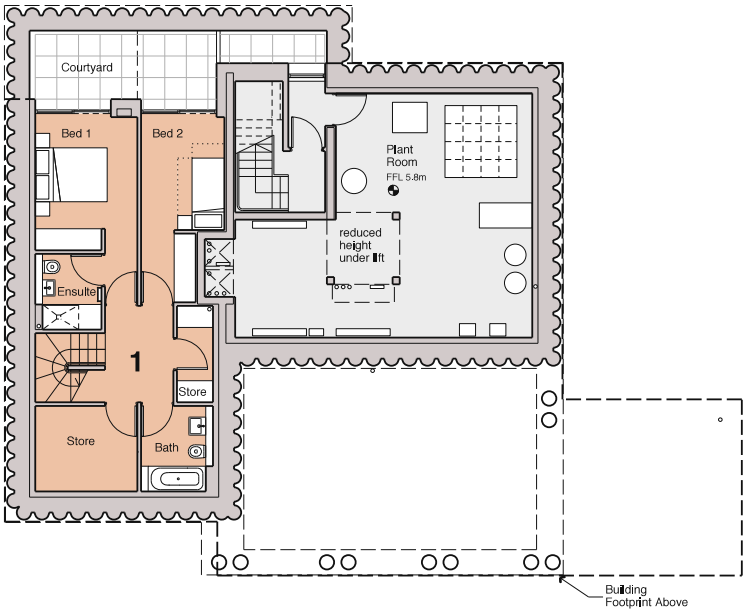
Situated to the south of Sycamore Hall and Sycamore Court, the site occupies a highly accessible residential location and benefits from a planning history that has established the principle of residential redevelopment. The site is bounded by West End Lane to the south, Sycamore Hall and landscaped communal gardens to the north, and residential properties on Mutrix Road to the west.



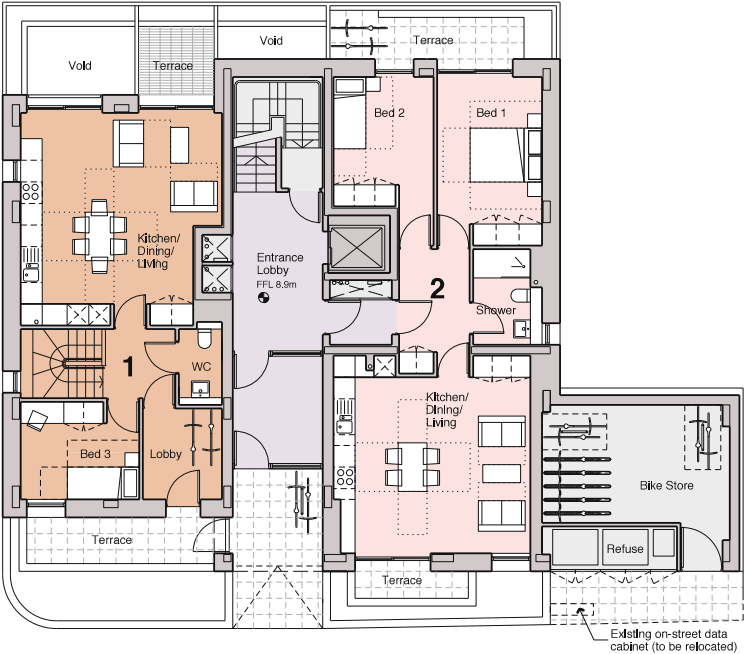
Proposed floor plans

Unit		Sq ft NIA	Sq m NIA
1	3B4P Maisonette	1,195	111
2	2B3P Flat	732	68
3	2B3P Flat	646*	60*
4	1B1P Flat	398	37
5	2B3P Accessible Flat	721	67
6	2B3P Flat	646*	60*
7	1B1P Flat	398	37
8	1B2P Flat	538	50
9	3B5P Flat	971	90
Total		6,245	580

Burd Haward Architects



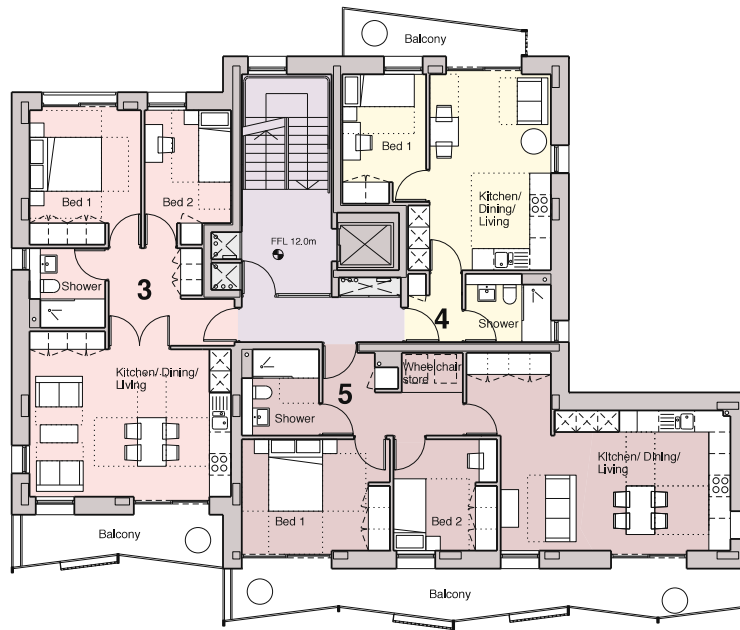
Basement floor plan



Ground floor plan

Key:

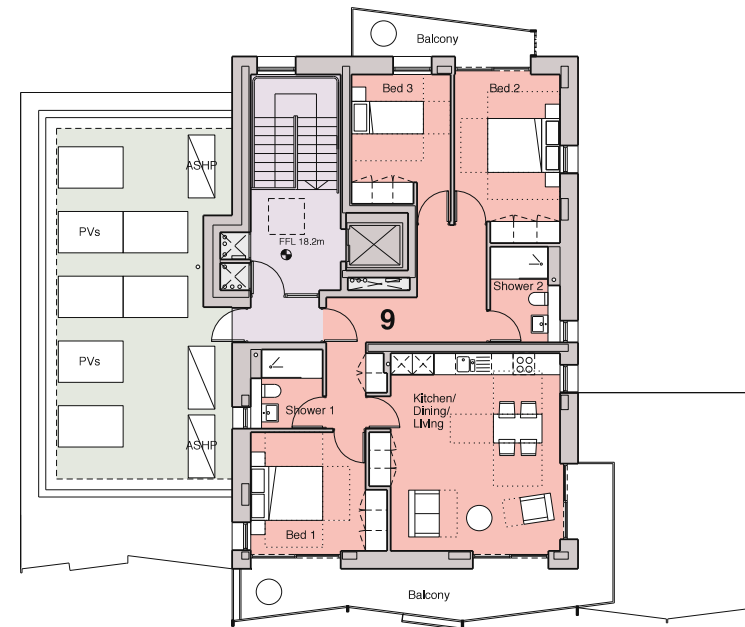
- 1B1P (Units 4 + 7)
- 1B2P (Unit 8)
- 2B3P (Units 2 + 3 + 6)
- 2B3P Accessible (Unit 5)
- 3B4P Maisonette (Unit 1)
- 3B5P (Unit 9)
- Communal circulation
- Bins/bikes/plant
- Green roof



First floor plan



Second floor plan



Third floor plan

Key:

- 1B1P (Units 4 + 7)
- 1B2P (Unit 8)
- 2B3P (Units 2 + 3 + 6)
- 2B3P Accessible (Unit 5)
- 3B4P Maisonette (Unit 1)
- 3B5P (Unit 9)
- Communal circulation
- Bins/bikes/plant
- Green roof

Development potential

Planning

A planning application has been submitted to the London Borough of Camden for the demolition of the existing garages and redevelopment of the site to provide 9 residential dwellings (Use Class C3), together with cycle parking, landscaping and associated works.

The proposed development seeks to transform a vacant and underutilised brownfield site into a high-quality residential scheme comprising a contemporary four-storey building with a part-basement level. Designed to front West End Lane, the development will create an active street frontage whilst significantly enhancing the appearance of the site and wider streetscape.

The scheme comprises 9 private residential units providing approximately 580 sq m (6,243 sq ft) of residential accommodation. The accommodation mix comprises two three-bedroom apartments, four two-bedroom apartments and three one-bedroom apartments, including a fully wheelchair-accessible two-bedroom dwelling. All apartments are dual aspect and benefit from private amenity space in the form of balconies, terraces or courtyard gardens.

The scheme has evolved through extensive consultation with Camden Council, local residents and the Camden Design Review Panel, which concluded that the proposals could result in a *“beautiful, high-quality building”*.

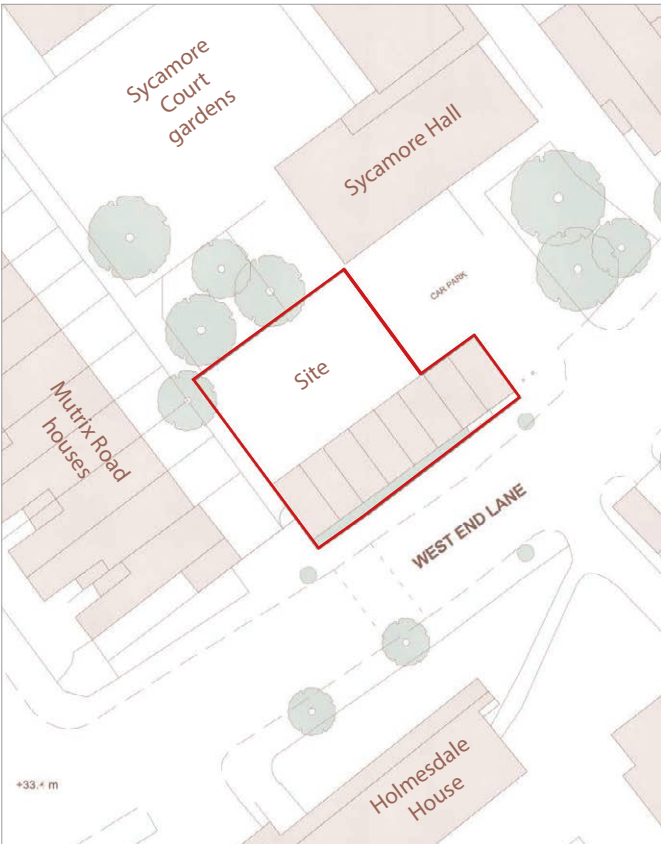
The development includes dedicated refuse storage, 20 cycle parking spaces, extensive landscaping, green roofs, photovoltaic panels and air source heat pumps. The sustainability strategy is anticipated to deliver an Urban Greening Factor of 0.54, Biodiversity Net Gain of 18.91% and a significant reduction in operational carbon emissions.



CGIs for illustrative purpose only
Burd Haward Architects



Externals and drone images



Legal title and tenure

The freehold (Title numbers NGL950015 & NGL956024) is being sold 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/27aWestEndLane/> for access.



Contact us.



James Scott

Residential Development

+44 7966 230 391

+44 20 8187 8693

james.scott@knightfrank.com

Nick Alderman

Residential Development

+44 7786 856 173

+44 20 7861 5408

nick.alderman@knightfrank.com

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 September 2026. Photographs dated June 2026.

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