

Mackellar House

10 & 12 BURGESS HILL, LONDON NW2 2DB

CONSENTED AIRSPACE DEVELOPMENT OPPORTUNITY IN WEST HAMPSTEAD

Executive Summary

A rare opportunity to acquire airspace with consent for development in West Hampstead.

The property is located within close proximity to West End Lane.

A planning permission has been approved, pending completion of a S106 agreement, by Camden Council to develop two additional storeys above the existing block, creating four three-bedroom apartments, each with its own private balcony.

Proposed NIA – 303 sq m (3,266 sq ft).

CIL is estimated at – C. £224,000.

S106 cost is £12,194 (subject to indexation).

Being sold by way of a new 999-year airspace lease with the benefit of freeholder's consent for the proposed development.

Guide Price £800,000 (Eight Hundred Thousand Pounds) subject to contract.



Location

Mackellar House is located in a well-established residential area of West Hampstead, in close proximity to Finchley Road (A41). The property benefits from convenient access to a comprehensive range of local amenities situated along Fortune Green Road, West End Lane and within Hampstead Village, including independent retail, cafés and dining establishments.

Hampstead Heath is within walking distance, approximately 0.6 miles (15 minutes), providing extensive public open space. The location offers excellent connectivity to central London and major airports. The North Circular Road (A406) is approximately 1.7 miles to the north. Luton Airport is around 28.5 miles to the north via the A41 and M1 motorways. There are also superb underground and rail links from West Hampstead, with journey times to King's Cross St Pancras of just 10 minutes.

 Air

Luton Airport
28.5 miles to the North

 Drive

Brent Cross Shopping Centre
1.7 miles to the North

 Walk

Hampstead Heath 15 minutes walk (0.6 miles) to the East



Journey times from West Hampstead Station:

HAMPSTEAD HEATH	MILDWELL	4 MINS
KENTISH TOWN	THAMESLINK	7 MINS
KING'S CROSS ST PANCRAS	THAMESLINK	10 MINS
FARRINGDON	THAMESLINK	12 MINS
PADDINGTON	JUBILEE & BAKERLOO	21 MINS



Description

Mackellar House consists of a purpose built, detached, three-storey building finished in a red brickwork and set beneath a flat roof. The building is well screened by a number of mature trees and other vegetation. Mackellar House has an a wide frontage onto Burgess Hill.



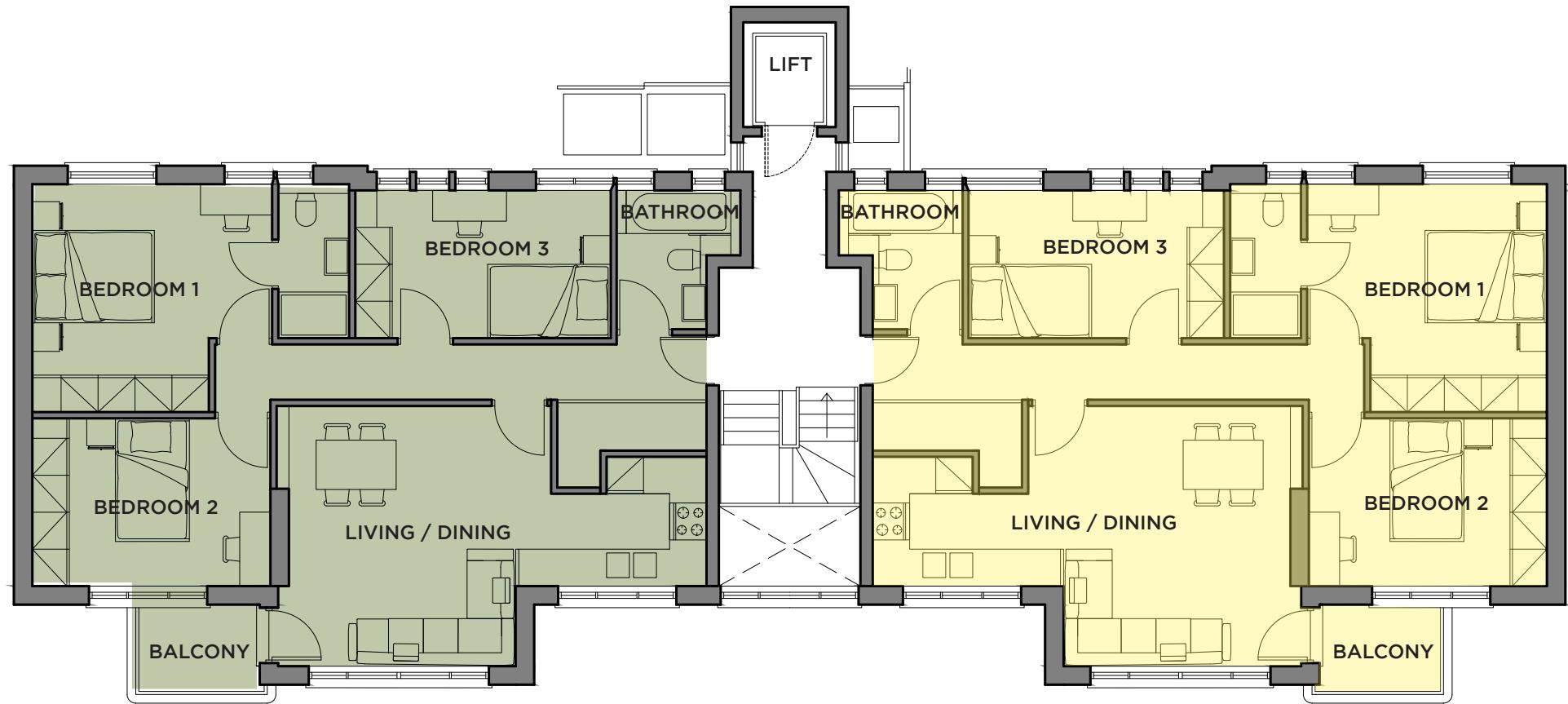
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Accommodation Schedule

UNIT	FLOOR	DESCRIPTION	TOTAL AREA (SQ FT)	TOTAL AREA (SQ M)	AMENITIES
FLAT 1	3	3 BED 2 BATH	823	76	BALCONY (35 SQFT)
FLAT 2	3	3 BED 2 BATH	823	76	BALCONY (35 SQ FT)
FLAT 3	4	3 BED 2 BATH	809	75	BALCONY (40 SQ FT)
FLAT 4	4	3 BED 2 BATH	809	75	BALCONY (40 SQ FT)
TOTAL			3,264	302	

Proposed Floor Plans

Third Floor



Flat 1

Flat 2

Proposed Floor Plans

Fourth Floor



Flat 3

Flat 4

Tenure

Being sold by way of a new 999-year airspace lease with the benefit of freeholder's consent for the proposed development.

EPC

The property is a development opportunity and, as such, an EPC is not required.

VAT

The property is not elected for VAT.

Proposal

Guide Price £800,000 (Eight Hundred Thousand Pounds) subject to contract.

Further Information

Further information including approved plans, CGIs are available in the [Data Room by clicking here](#).

Contact

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