



Willesden Lane

Modern living at its finest.



203 Willesden Lane •

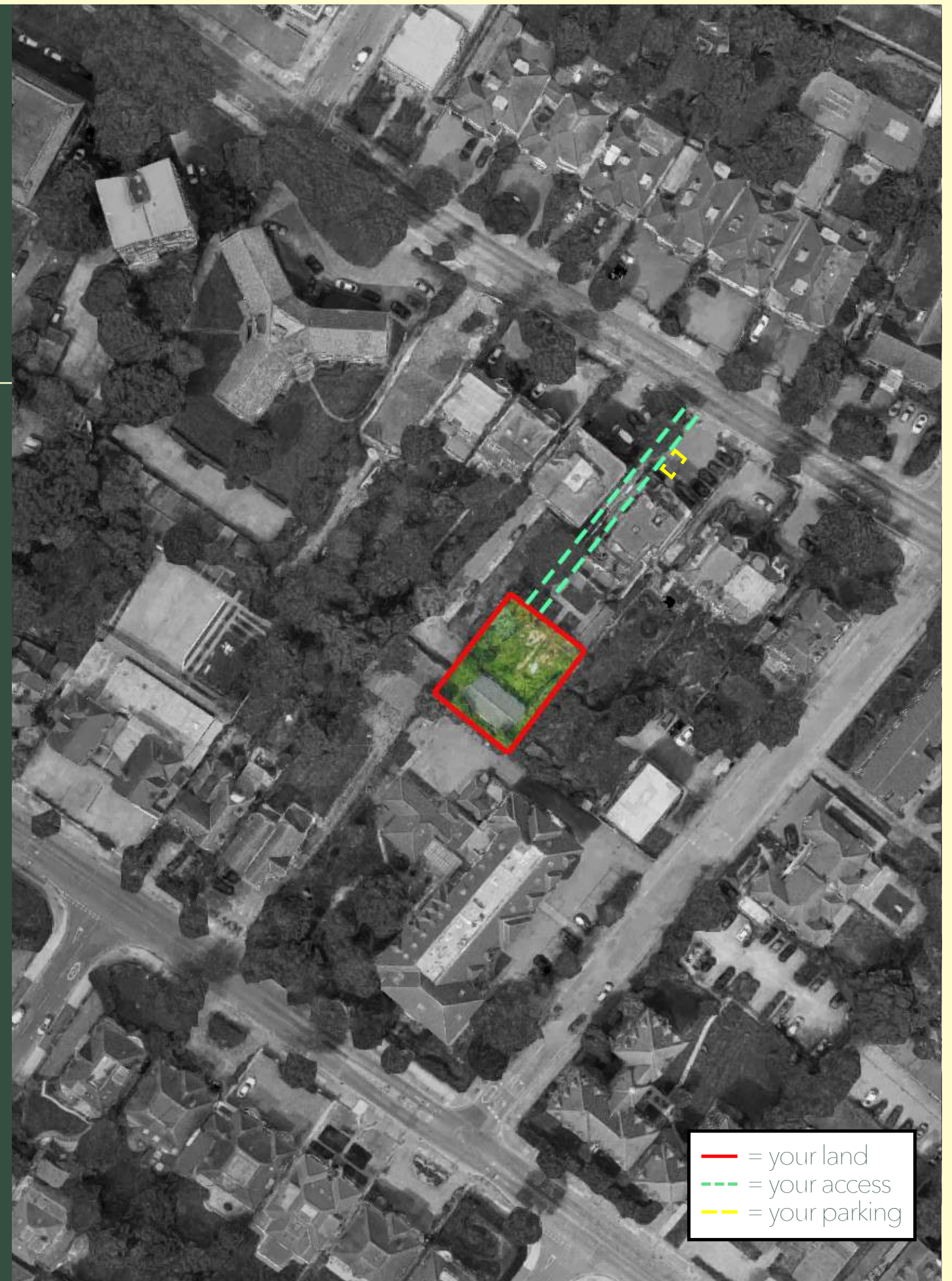
Executive Summary.

The site area for 203 Willesden Lane is 361 sq m, situated directly behind an existing flatted residential building.

There is a 72 sq m single-storey two-bedroom bungalow on the site, with the surrounding area designated as a garden, featuring an element of hard-standing.

Planning permission has been granted for the demolition of the bungalow and the construction of one, two-storey four-bedroom dwelling. The Gross Internal Area (GIA) is 213 sq m (2292 sq ft).

The Property Transport Accessibility Level (PTAL) rating is 3, ensuring a good level of accessibility. Additionally, the unit is equipped with an Off-Street Car Parking Space (highlighted in the yellow area).



— = your land
- - = your access
- - = your parking

Welcome to NW6.

NW6 is a warm, vibrant and charming neighbourhood based just outside of Central London. This area provides a unique blend of urban convenience and natural beauty.

Nestled within NW6, 203 Willesden Lane offers residents a delightful mix of amenities and green spaces. The immediate surroundings are characterised by a sense of community and diversity, contributing to the overall vibe of the neighbourhood.

Nature enthusiasts will find solace in the proximity to the serene Queen's Park, just a short distance away from Willesden Lane. This picturesque 30-acre park offers a peaceful retreat, complete with playgrounds, tennis courts, and a charming café – an ideal spot for relaxation and outdoor activities.

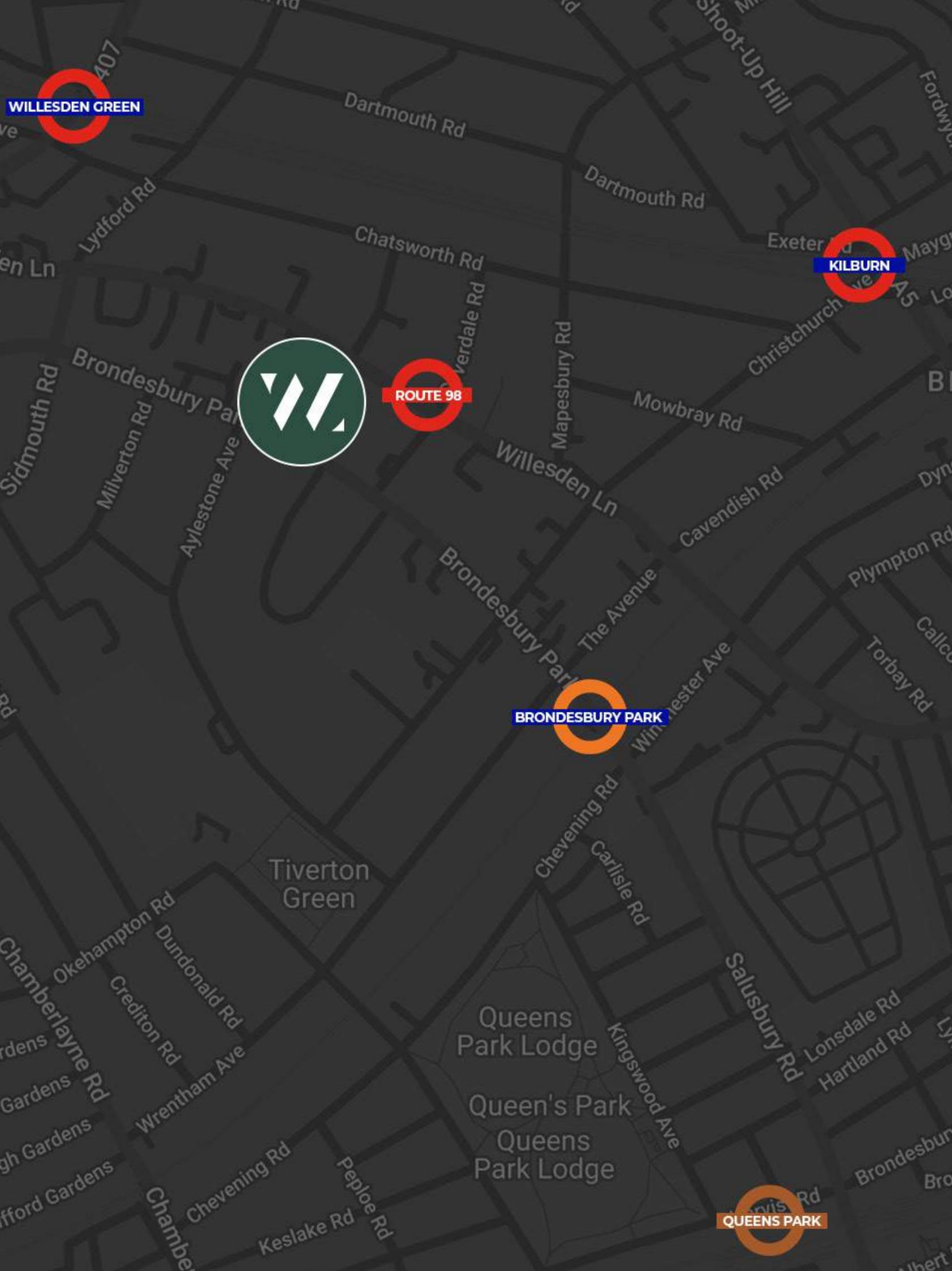
Willesden Lane is closely positioned to the nearby high streets, offering a range of independent shops, trendy boutiques, and diverse eateries. Residents can explore the bustling atmosphere and eclectic offerings right at their doorstep, creating a dynamic and engaging living experience.

NW6 boasts convenient access to major transport links, including West Hampstead Station along with efficient bus routes, allowing for an easy commute into Central London. This provides residents with the ability to enjoy the best of both worlds – the tranquillity of Brondesbury and the bustling energy of the city.

For those inclined towards cultural and leisure pursuits, Willesden Lane boasts a rich array of options. The neighbourhood's dynamic scene includes independent cinemas, live music venues, and various cultural events.

In essence, 203 Willesden Lane provides a unique living experience, with the immediate surroundings offering a harmonious blend of natural beauty, community spirit, and diverse cultural and leisure activities. Whether enjoying the tranquillity of Queen's Park, exploring the local high streets, or venturing into Central London, residents are sure to find the best of both worlds right at their doorstep.





Connectivity.

Situated on Willesden Lane, this excellent location ensures efficient and swift commuting, enabling residents to connect seamlessly to Central London, Queen's Park, vibrant high streets, and cultural hubs. This convenience enhances the overall living experience, making 203 Willesden Lane an ideal choice for those seeking accessibility and proximity to essential destinations. Additionally, the area is very well-linked by various bus routes, providing convenient alternatives for local travel.

Kilburn Station (0.65km)

Swiss Cottage 4 Minutes	Bond Street 10 Minutes	London Bridge 19 Minutes	Canary Wharf 26 Minutes
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Brondesbury Park Station (0.8km)

Finchley Road 5 Minutes	Euston 22 Minutes	Richmond 24 Minutes	Stratford 40 Minutes
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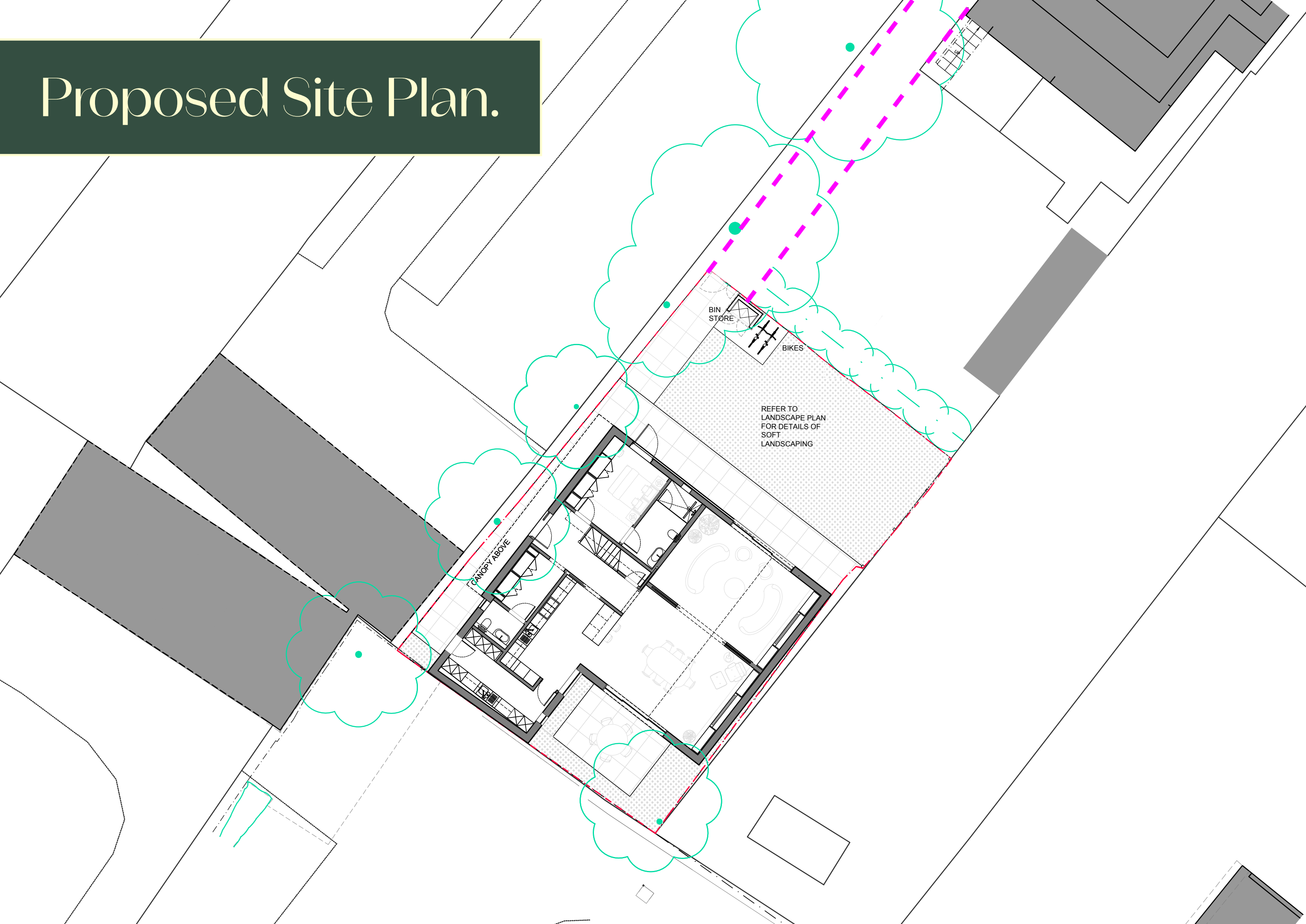
Queens Park Station (1.6km)

Maida Vale 3 Minutes	Baker Street 11 Minutes	Charing Cross 18 Minutes	Waterloo 21 Minutes
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Route 98 Bus (0.1km)

Edgware Road 22 Minutes	Marble Arch 29 Minutes	Oxford Circus 43 Minutes	Holborn 57 Minutes
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Proposed Site Plan.



A Place To Call Home.

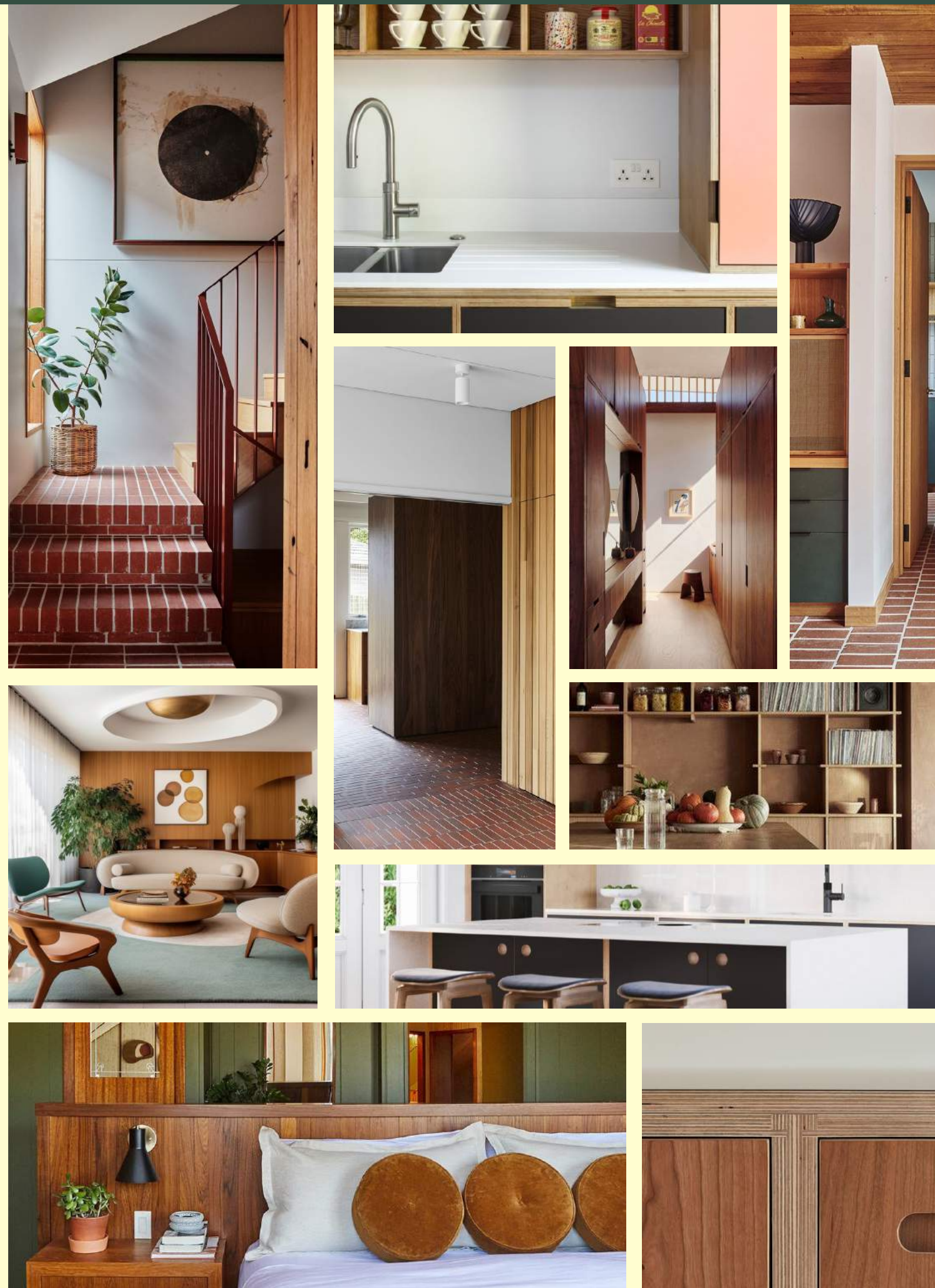
Unparalleled quality meets exquisite design in perfect harmony with nature. Nestled within a secluded sanctuary, this sustainable mid-century modern home is a testament to meticulous craftsmanship and an unwavering commitment to luxury.

As you step into this home, you'll be greeted by an environment that seamlessly integrates with the surrounding landscape. The interiors boast a level of sophistication that transcends ordinary living, creating a haven of comfort and style.

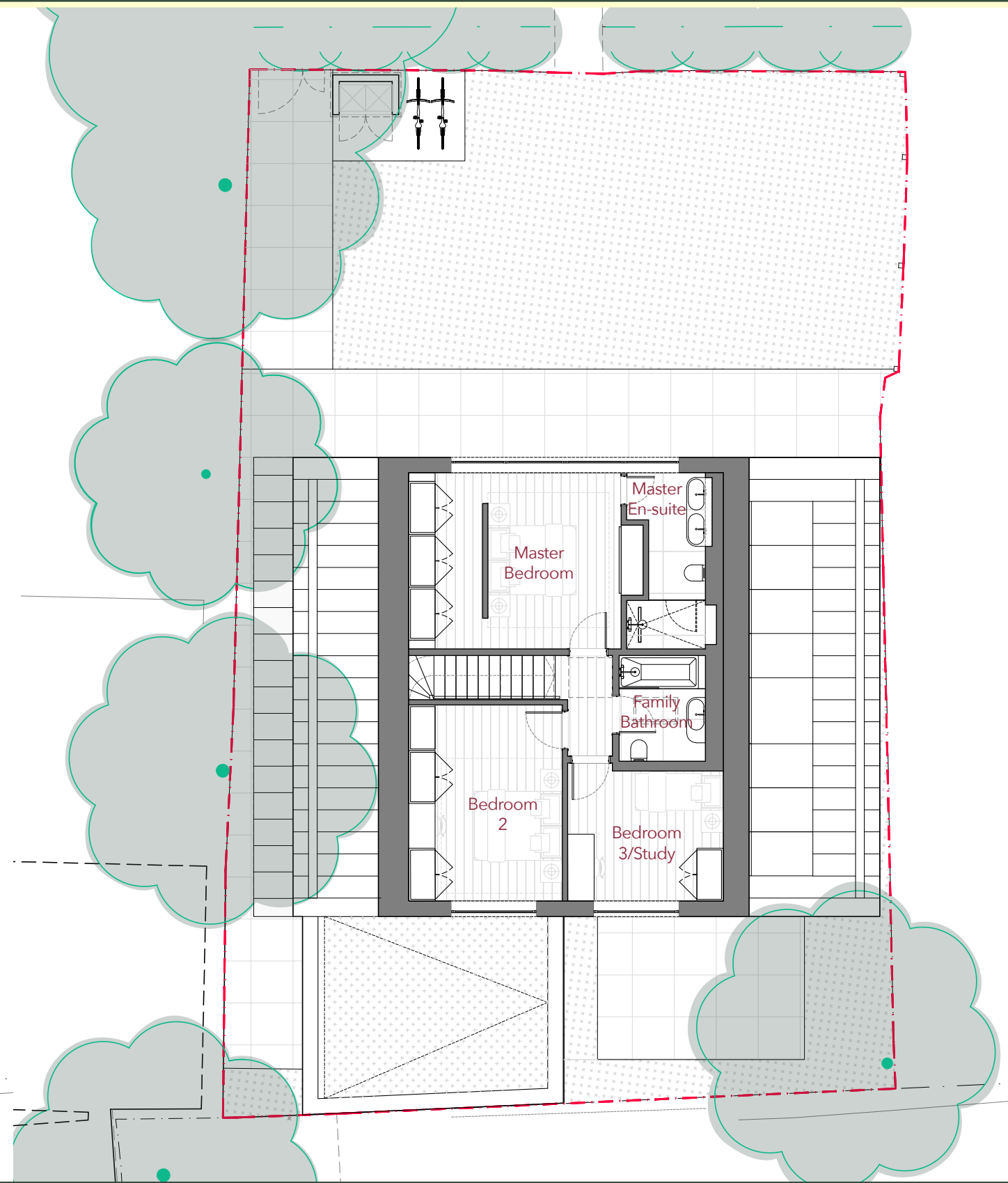
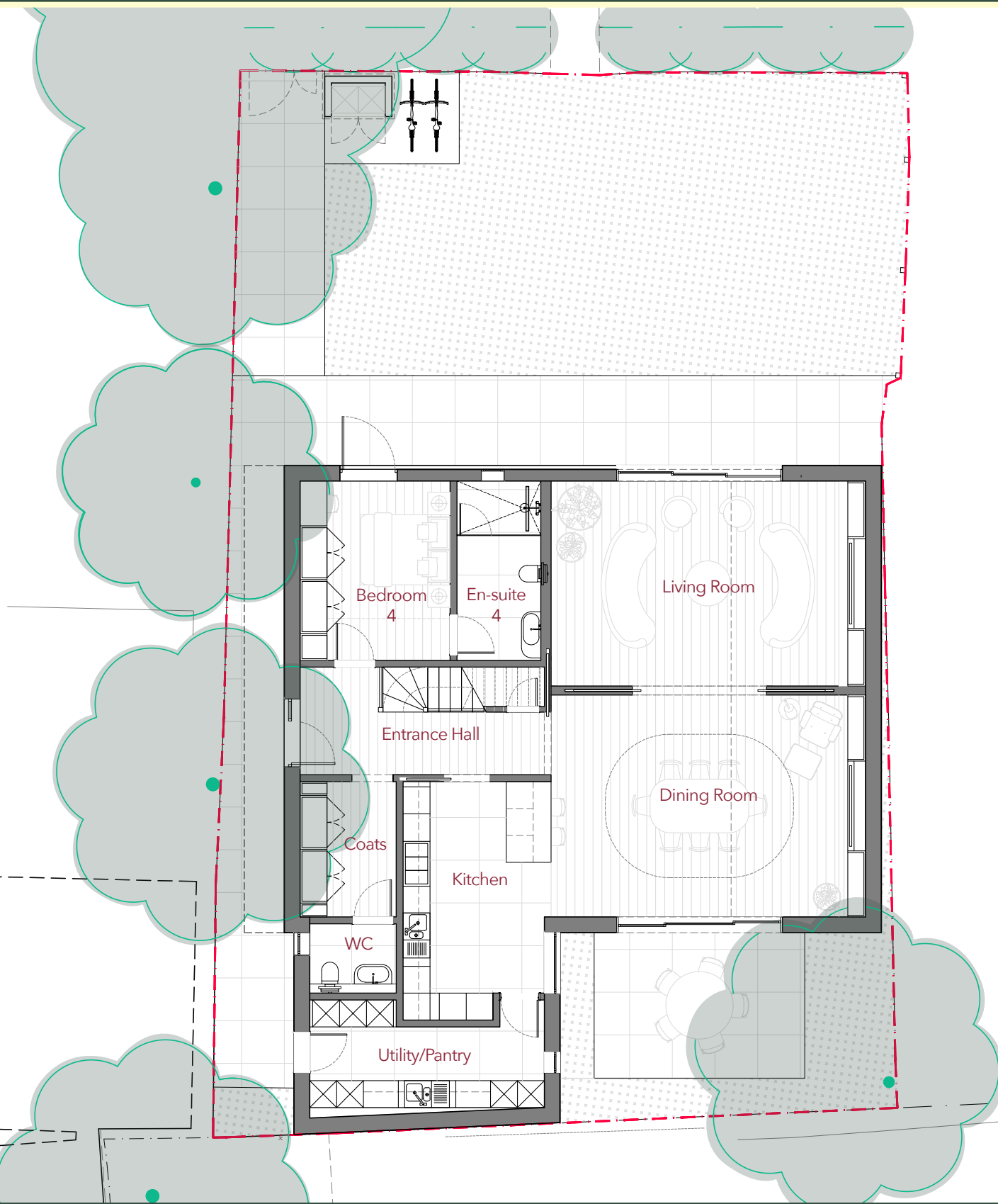
Every detail has been carefully curated to reflect the highest standards of quality and finishes. From the sleek lines of the contemporary architecture to the carefully chosen materials that grace each room, this exemplifies a commitment to excellence.

Designed with a keen eye for detail, this home strikes the perfect balance between modern aesthetics and a warm, welcoming atmosphere. The open floor plans and abundant natural light enhance the sense of space, creating an environment that is both functional and aesthetically pleasing.

Should a purchaser want the home built turn key, this can be delivered by the vendor for £2,295,000.



203 Willesden Lane Floor Plans.



Planning Information.

The relevant planning application consented on this site is reference number 23/2787.

It consists of the demolition of the existing building and the re-development to provide a spacious four-bedroom dwelling including refuse storage, cycle parking, and landscaping.

The four-bedroom property is sized at 2292 sq ft (213 sq m).

Regarding the planning conditions, all pre-commencements have been submitted to the council; including proposed materials, construction management plan and the arboricultural plan - and these are all awaiting a decision.



Accommodation Schedule:

House	Bedroom	Bathroom	Sq m	Sq ft	Amenity (Sq m)
1	4	3.5	213	2292	160

CIL.

This has been confirmed at £55,998. CIL liability notice has been received and is available upon request.

Proposal.

The property is for sale freehold by way of informal tender (unless sold prior) at a guide price of £750,000 subject to contract.

VAT.

The property is not 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 at: (agents to provide a website address and password).

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