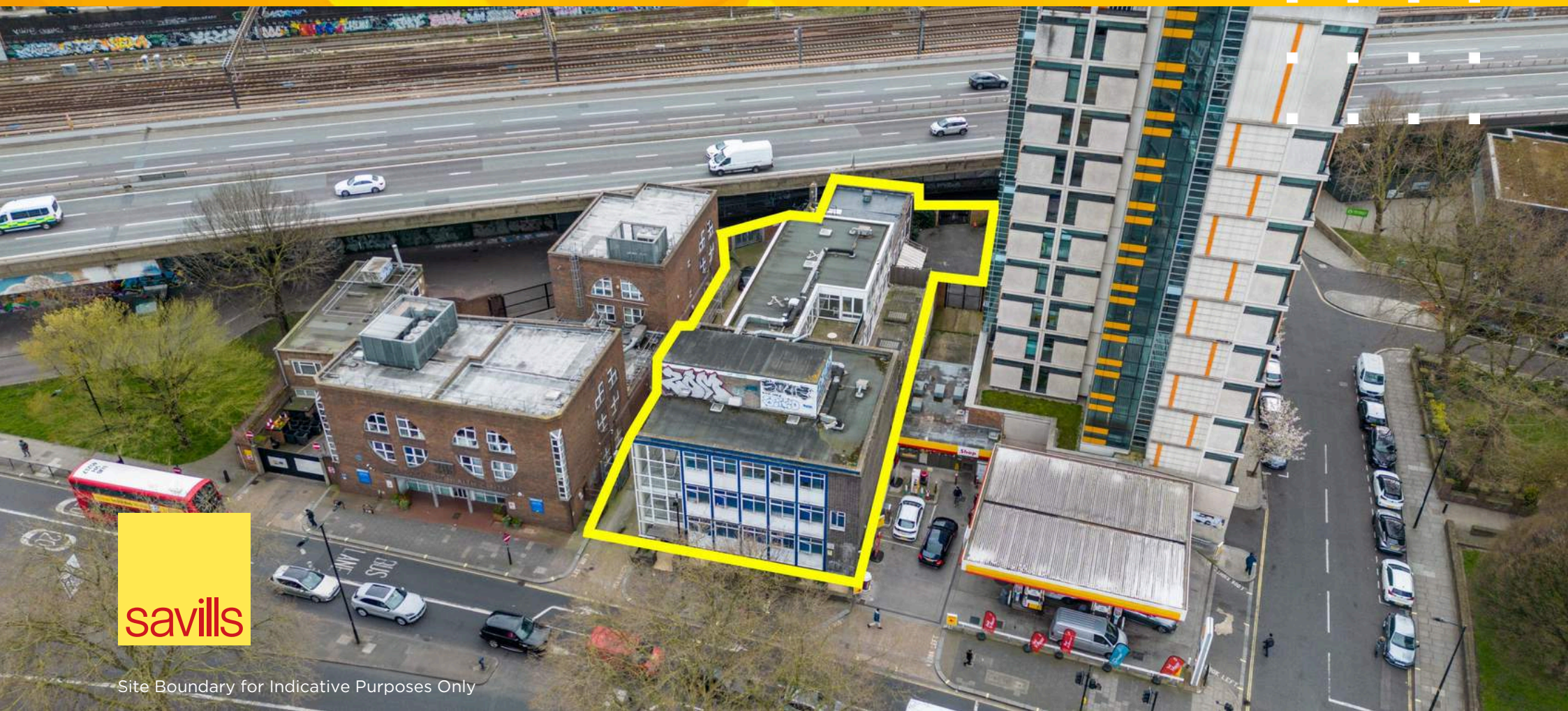


# 217 - 221 HARROW ROAD

LONDON, W2 5EH

CENTRAL LONDON INVESTMENT / DEVELOPMENT OPPORTUNITY



savills

Site Boundary for Indicative Purposes Only



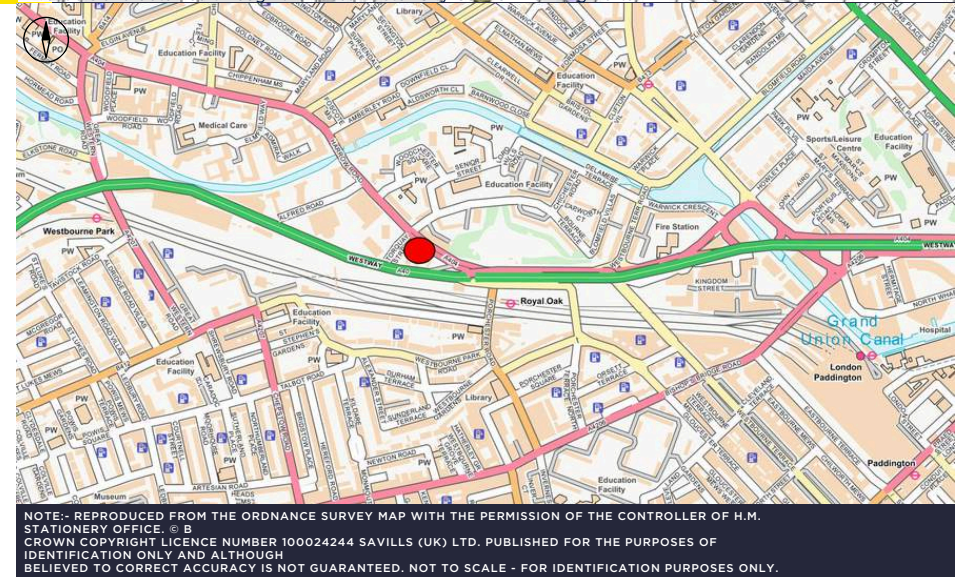
## KEY HIGHLIGHTS

- The existing property is a 3-4 storey building, which extends to 1,464 sq m (15,757 sq ft) GIA, currently being used as homeless accommodation comprising 45 bedrooms, communal facilities and ancillary spaces. It occupies a 0.13 hectare (0.31 acre) site. It is operated by St. Mungo's Community Housing Association.
- An application to redevelop the site received a resolution to grant planning permission (Ref:21/06475/FULL) but was subsequently withdrawn.
- The scheme provided for:
  - 90 Private Build To Rent Units
  - 8 London Living Rent Units
  - 44 self-contained studios for the homeless (hostel)
  - 11 Move On units
  - 48 sq m (518 sq ft) commercial space
- The scheme was part-9 and part-20 storeys with a total GIA of 9,795 sq m (105,432 sq ft).
- Situated 350 metres west of Royal Oak Underground station and 900 metres from Paddington station.
- For sale freehold with vacant possession.

## LOCATION

217 - 221 Harrow Road is located in Westbourne Green in the City of Westminster. The building fronts Harrow Road (A404) to the north, with the A40 Westway flyover to the immediate south. The Grand Union Canal is 250 metres to the north.

Maida Vale, Little Venice and Paddington Green are located north of the canal. Westbourne Green and Bayswater are located to the south of the Westway. Royal Oak London Underground Station (Circle and Hammersmith & City Lines) is 350 metres to the east, Warwick Avenue (Bakerloo Line) is 650 metres to the north east and London Paddington (Elizabeth, Bakerloo, District, Circle and Hammersmith & City Lines and National Rail Services) is 900 metres to the east.







Indicative site boundary, not to scale

## DESCRIPTION

The existing building was built in the 1960's and was originally designed for use as office space. St. Mungo's converted the building into a facility for providing temporary accommodation and support for rough sleepers in the early 1990's and it is still currently in occupation under that use.

## EXISTING AREAS

Floor	GIA (SQ M)	GIA (SQ FT)
GROUND FLOOR	600.4	6,463
FIRST FLOOR	501.8	5,401
SECOND FLOOR	361.7	3,893
<b>Total</b>	<b>1,463.9</b>	<b>15,757</b>



Not to scale







## PLANNING

The site falls within the jurisdiction of the City of Westminster. The property is not listed, nor are there any listed or locally listed buildings on or adjacent to the site. It is not in a Conservation Area. It is within the North West Economic Development Area. The property is a hostel, used as accommodation for the homeless, and is a sui generis use.

A resolution to grant planning permission (Ref: 21/06475/FULL) was passed at Committee in September 2022, subject to concurrence of the Mayor of London and completion of a S106 agreement. The application was withdrawn in November 2023.

## PROPOSED NORTH ELEVATION



Proposed Elevation & Floorplans (Ref:21/06475/FULL) Allford Hall Monaghan Morris Architects / Stories. Available and obtained through the Westminster City Council Planning Portal.

The proposed scheme was for:

*“Demolition of the existing building to redevelop the site to provide a part-20 storey and part-9 storey mixed use building comprising residential (Class C3, a commercial unit (Class E). Homeless accommodation and facilities (Sui Generis) and associated move-on units (Class C3), landscaping, public realm and other associate works”.*

Details of the scheme and the Committee Report and Minutes, which include details of the required Planning Obligations and an estimate of the CIL Liability, are available on the dataroom and Westminster City Council website.

The withdrawn scheme establishes a precedent for the potential redevelopment of the site to provide significantly increased massing. The total GIA for the scheme was 9,795 sq m (105,432 sq ft) and the combined net areas of the C3 and Sui Generis accommodation was 6,363 sq m (68,491 sq ft).

## PROPOSED GA PLAN LEVEL 00



## PROPOSED GA PLAN LEVEL 08





## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | May 2024

## TITLE & TENURE

The property is for sale freehold with vacant possession.

## VAT

We understand that the property is not elected for VAT.

## METHOD OF SALE

The site will be sold by way of informal tender (unless sold prior) with a public auction backstop.

## EPC

The property has been classified as having EPC rating of B. The full reports are available on the dataroom.

## VIEWINGS

Viewings are strictly by appointment only. Please contact the sole selling agents, should you wish to make an appointment.

Prospective purchasers should be made aware that inspections are made entirely at their own risk. No liability is accepted by the owner or their agents.

## FURTHER INFORMATION

Further information including planning, technical and legal documentation is available on the online dataroom at:

<https://sites.Savills.com/217harrowroad/>

## CONTACT

For further information please contact:

### Darren Arnold

darnold@savills.com  
020 7299 9926

### Sean Cooper

scooper@savills.com  
020 7409 9948

### Owen Radley

owen.radley@savills.com  
020 7299 3022

### Gary Murphy

gary.murphy@savills.com  
07977 716 161

**savills**