

66 CAVENDISH ROAD

LONDON NW6 7XP

A PRIME NORTH WEST LONDON DEVELOPMENT OPPORTUNITY



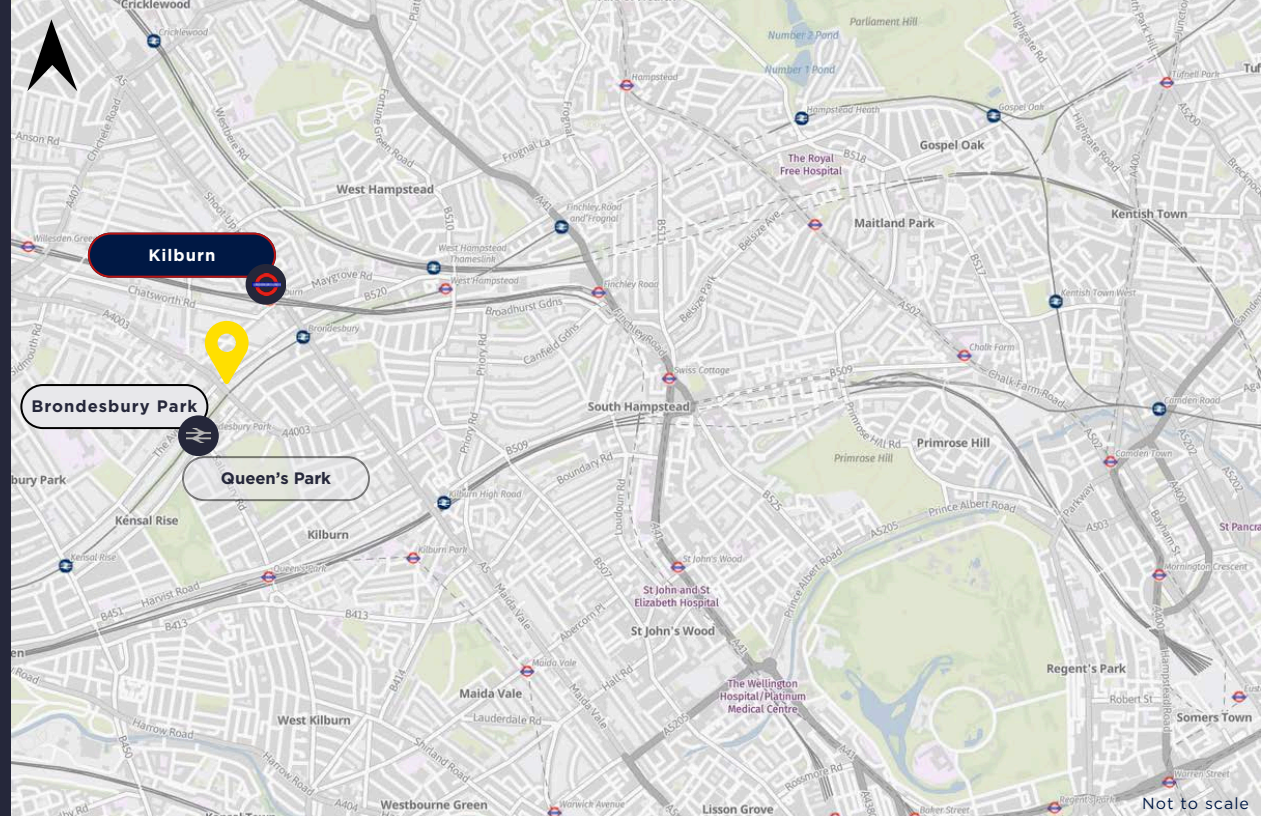
GLPG



CGIs for indicative purposes only

EXECUTIVE SUMMARY

- A residential development opportunity in an affluent area of North West London, north of Queen's Park.
- A 0.27-acre (0.11 ha) site 350 metres from Brondesbury Park Station (Mildmay Line) and 500 metres from Kilburn station (Jubilee Line).
- Planning permission for the demolition of the existing building and construction of a part 5 and part 6 storey building comprising 23 apartments.
- A wholly private scheme with a total NSA of 1,632 sq m (17,567 sq ft).
- For sale Freehold with vacant possession.



Site Boundary for indicative purposes only

LOCATION & DESCRIPTION

The site is a rectangle shape and extends to 0.11 hectares (0.27 acres). It is currently occupied by a vacant and stripped out building that was used as 13 self-contained studio flats with a Gross Internal Area (GIA) of 449 sq m (4,833 sq ft) including 120 sq m (1,293 sqft) at basement level.

Situated between Queen's Park and Brondesbury, the area is known for its tree-lined avenues and attractive period architecture. Queen's Park is 500 metres to the south, along with the independent retailers, cafes, bars and restaurants of Salusbury Road and Lonsdale Road.

The site is well connected with a number of stations in walking distance. Brondesbury Park overground station (Mildmay Line) is 350 metres to the south for direct services to Hampstead Heath, Camden and other North London destinations. The amenities of Kilburn and Edgware Road (A5) are 500 metres to the east and Kilburn underground station is 500 metres to the north east and provides direct Jubilee Line services into Bond Street (11 minutes) and Waterloo (17 minutes).



CGI for indicative purposes only

CGI for indicative purposes only

PLANNING

The property is located within the administrative boundary of the London Borough of Brent. The site is not located in a Conservation Area and there are no listed buildings in close proximity to the site.

The site has planning permission (Ref: 24/1140) for:

“Demolition of the existing residential building and the construction of a new part five, part six storey residential building, together with associated landscaping, cycle parking and refuse and recycling facilities, subject to Deed of Agreement 16th May 2025 under Section 106 of Town and Country Planning Act 1990, as amended ”

The consented apartments will all benefit from private amenity space, including a rooftop terrace for the penthouse apartment, and access to attractive communal gardens and roof terrace. The scheme has been designed to ensure key elements such as soil stacks, windows, and structural grids are aligned. A scheme for 21 private apartments was consented in November 2021 (Ref: 21/3754).



S106 & CIL

The Section 106 Agreement is available on the dataroom. There are index linked financial obligations of approximately £189,215 remaining, with some monitoring fees having already been paid on execution of the document.

The CIL Liability Notice dated 12 June 2025 is available on the dataroom, and the total index linked CIL Liability is £663,055.

PROPOSED ACCOMMODATION SCHEDULE

Type	Flats	Total NSA (Sq ft)	Average NSA (Sq ft)
Studio	1	441	441
1 Bed	5	3,089	618
2 Bed	11	8,213	747
3 Bed	6	5,823	971
Total	23	17,567	764

Floor	GIA Sq M	GIA Sq Ft
Lower Ground Floor	446	4,799
Ground	410	4,412
1st Floor	422	4,541
2nd Floor	355	3,820
3rd Floor	298	3,206
4th Floor	109	1,173
Total	2,040	21,951

Areas not to be relied upon

CONSENTED FLOOR PLANS

LOWER GROUND FLOOR



Not to scale

GROUND FLOOR



Not to scale

CONSENTED FLOOR PLANS

FIRST FLOOR



Not to scale

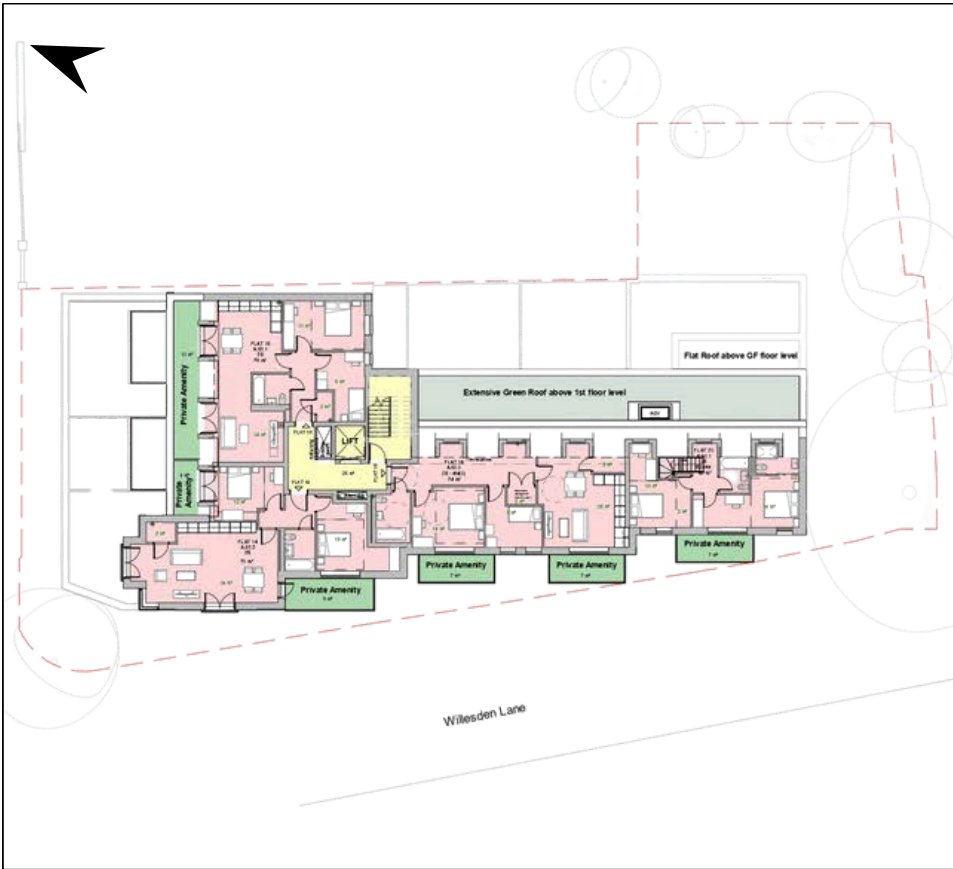
SECOND FLOOR



Not to scale

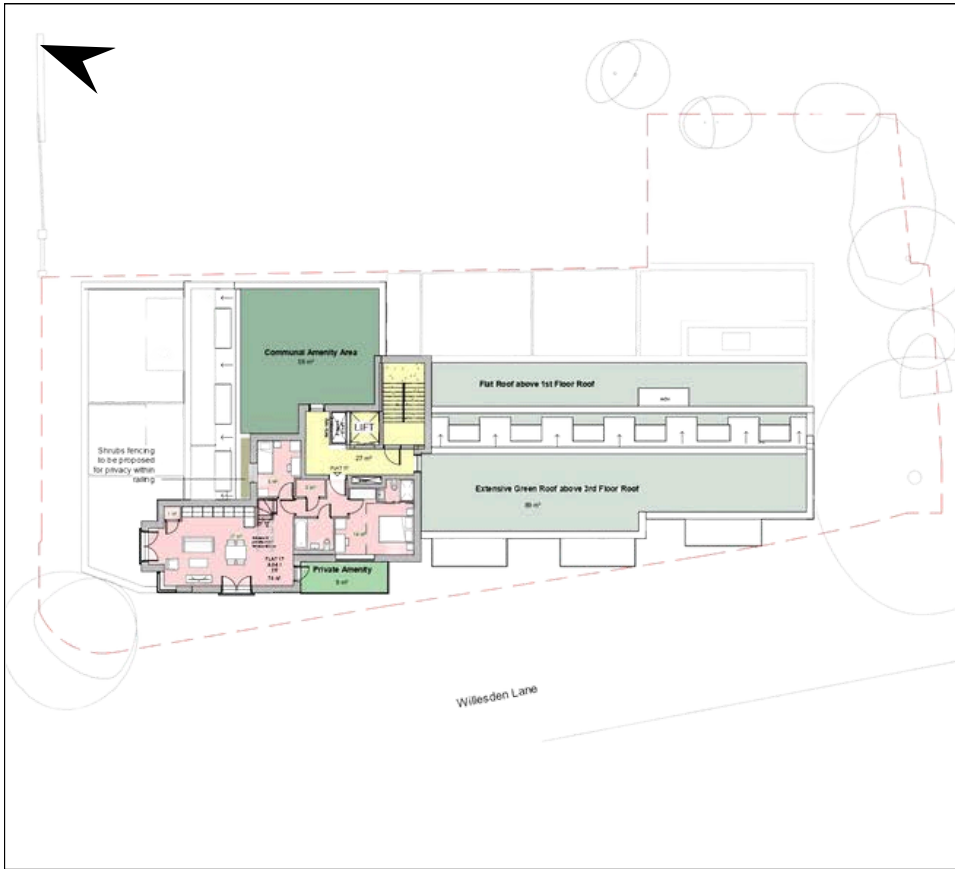
CONSENTED FLOOR PLANS

THIRD FLOOR PLAN



Not to scale

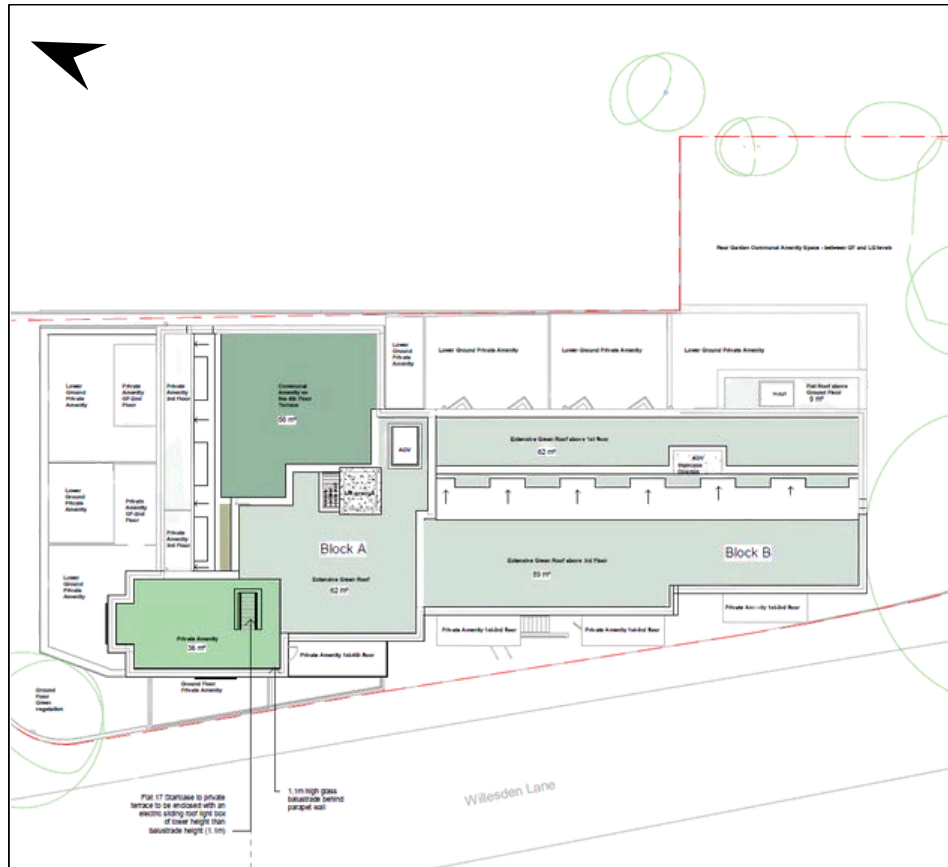
FOURTH FLOOR PLAN



Not to scale

CONSENTED FLOOR PLANS

ROOF PLAN



Not to scale

SITE PLAN



Not to scale



CGI for indicative purposes only

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 | June 2025

TITLE AND TENURE

The site is registered freehold under the title numbers MX391285 and AGL572218, and will be sold with vacant possession.

METHOD OF SALE

The Property will be sold either as an asset only sale or as a sale of the entire issued share capital of the SPV Cavendish Road Limited, by way of informal tender (unless sold prior).

A successful bidder will be required to provide information to satisfy the requisite AML requirements when Heads of Terms are agreed.

VAT

We understand that the property is not elected for VAT.

VIEWINGS

The Property can be seen from the public highway. To arrange access on to site please contact the vendor's joint selling agents, Savills & GLPG

FURTHER INFORMATION

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

<https://66cavendishroad.co.uk>

CONTACT

For further information please contact:

Sean Cooper
scooper@savills.com
+44 (0) 20 7409 9948

James Clare
james.clare@savills.com
+44 (0) 7980 944 964



Matt Glazer
matt.glazer@glpg.co.uk
+44 (0) 7879 774 584

Sam Bacon
sam.bacon@glpg.co.uk
+44 (0) 7530 961 373

GLPG