



CGI of the proposed first floor terrace

REAR OF 92 – 96 KENSINGTON PARK ROAD

London W11 2PN

Development Opportunity - Gated single private house with secure off street parking



EXECUTIVE SUMMARY

- Prime residential development opportunity for a gated single private house with secure off street parking in the heart of Notting Hill.
- The site extends to approximately 0.02 hectares (0.06 acres) comprising a vacant car park, accessed via a covered passageway.
- The site benefits from an implemented planning consent for a single private house.
- Total proposed Gross Internal Area (GIA) of 364 sq m (3,918 sq ft).
- Kensington Park Road runs parallel to Portobello Road, with the site located 500m north west of Notting Hill Gate Underground station and 850m from Holland Park Underground Station.
- For sale freehold with vacant possession.



LOCATION

The site is located on the eastern side of Kensington Park Road within, a highly attractive and prestigious part of Notting Hill, characterised by its Victorian stucco terraces and townhouses along with pleasant garden squares.

Notting Hill is an affluent and vibrant location, benefitting from Westbourne Grove's eclectic parade of luxury and niche boutiques, restaurants and bars and the infamous Portobello market. The site is conveniently located 850m from Holland Park and 1km from Kensington Gardens and Hyde Park, offering approximately 625 acres of public parkland.

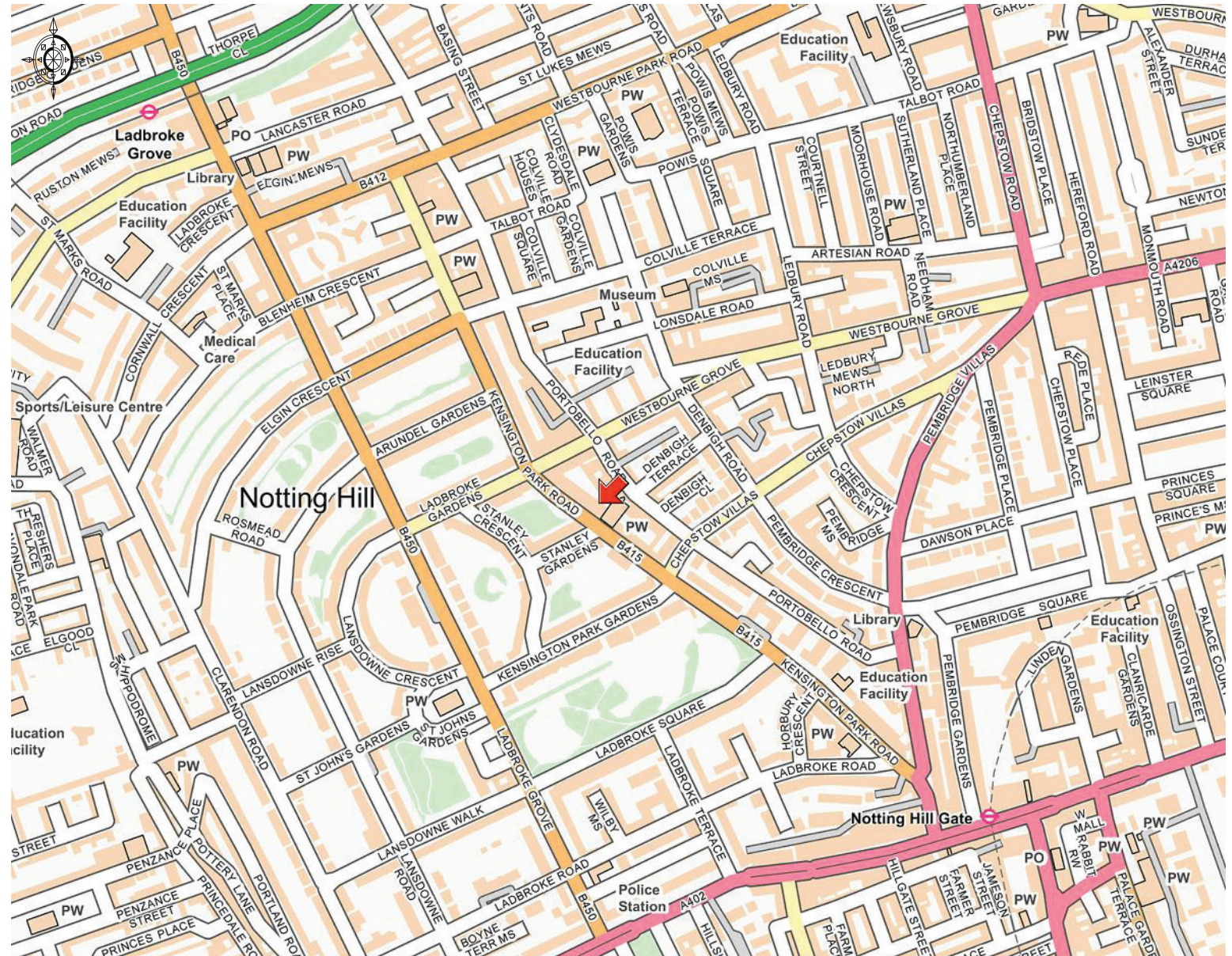
Notting Hill Gate underground station is approximately 500m south east of the site, providing Central Line services to Westfield Shopping Centre (Shepherd's Bush, 3 minutes) and the City (Liverpool Street, 19 minutes). Paddington station is located 2.2km to the east, providing Overground services including the Heathrow Express (15 minutes to Terminals 1, 2, 3 & 5). Paddington will benefit from the Elizabeth Line (Crossrail) opening on a phased basis from Autumn 2019, which will deliver high speed links to Heathrow and Canary Wharf.

DESCRIPTION

The site extends to 0.02 hectares (0.06 acres) and is accessed by a covered passageway from Kensington Park Road.

It is currently in use as car parking and also provides access to an electric sub-station to the north of the site and rear access from 92 – 94 Kensington Park Road.

Fronting Kensington Park road at no.92 – 94 is 'CORE by Clare Smyth'. Having opened in Summer 2017 it was awarded two Michelin stars in the Michelin Guide 2019.





CGI of the proposed entrance

PLANNING

The site is located within the Royal Borough of Kensington and Chelsea and falls within the Ladbroke Conservation Area.

There are no outstanding S106 or CIL payments to be made.

The relevant planning consents granted are:

PP/10/00479 – Erection of single family dwelling with two storey basement excavation and part one, part two storeys above ground level with central lightwells and associated parking (amendments to earlier permission PP/09/00207) – Approved 21st July 2010.

PP/13/00038 – Extension of time limit for planning permission PP/10/00479 for erection of single dwelling with two storey basement excavation and part one, part two storeys above ground level with central lightwells and associated parking – Approved 14th June 2013.

PP/13/06050 – Variation of condition 2 (approved drawings) of planning permission PP/13/00038 to allow alterations to accommodate fire access; services, basement construction method and positioning of the void – Approved 3rd March 2014.

Planning Permission PP/13/00038 was lawfully implemented prior to the 3 year expiration deadline.

The consented schedule of accommodation is set out below:

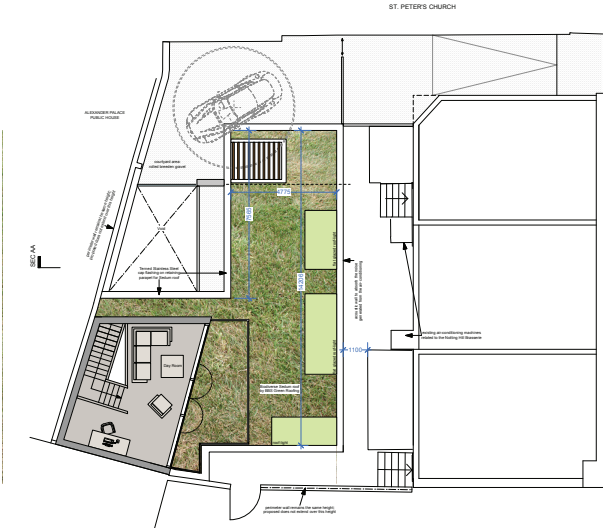
FLOOR	ACCOMMODATION	GROSS INTERNAL AREA	
		SQ M	SQ FT
Lower Ground 2	En-suite bedroom, swimming pool, gym, courtyard, guest studio.	122	1,313
Lower Ground 1	En-suite master bedroom, en-suite bedroom, bedroom, bathroom, utility room.	132	1,421
Ground	Entrance hall, kitchen / living / dining room, cloakroom. Secure outdoor parking.	82	883
First	Day room, terrace.	28	301
Total		364	3,918

The proposed scheme is for a unique new build private single house benefitting from a secluded private entrance and parking. The proposal includes five bedrooms, five bathrooms, a significant open plan kitchen, living and dining space as well as an indoor swimming pool and gym.

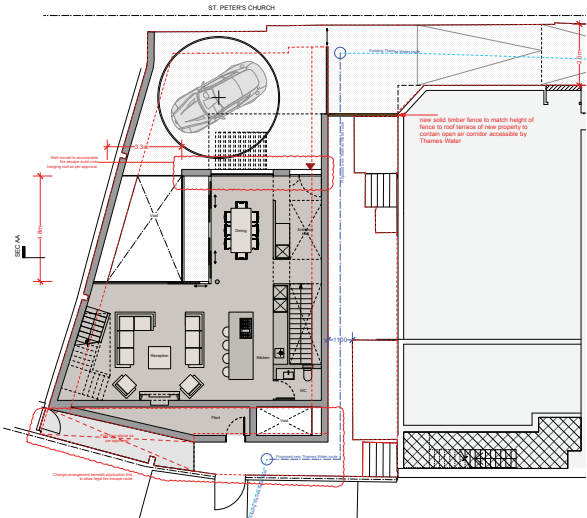


CGI of the proposed kitchen

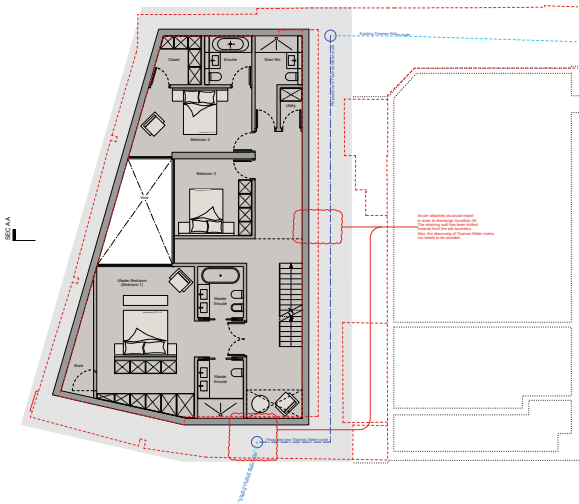
FLOORPLANS



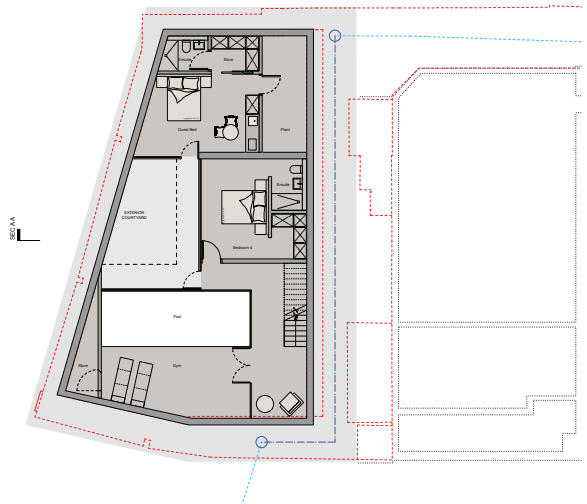
Proposed
First Floor Plan



Proposed
Ground Floor Plan



Proposed
Lower Ground
Floor Plan



Proposed
Basement Plan



CGI of the proposed internal courtyard

SECTION 106 / CIL

There are no outstanding S106 or CIL payments to be made.

TITLE AND TENURE

The property is for sale freehold with vacant possession.

VAT

The property is elected for VAT.

METHOD OF SALE

The property is for sale by way of informal tender (unless sold prior).

GUIDE PRICE

Offers in excess of **£2 million**.

VIEWINGS

Viewings are strictly by appointment; please contact the sole selling agents to make an appointment.

FURTHER INFORMATION

Further information including planning, technical and legal documentation is available at:

www.savills.com/KPR

CONTACT

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