



## Land at 55 Hazel Road

55 Hazel Road, Kensal Green, London, NW10 5PR

**Freehold fully-consented  
development opportunity -  
Kensal Rise, NW10.**

**1,724 sq ft**  
(160.16 sq m)

- Unique development plot.
- Full planning permission.
- Striking contemporary design.
- c. 1,724 sq.ft./154.9 sq.m.
- Central Kensal Rise location.

# Land at 55 Hazel Road, 55 Hazel Road, Kensal Green, London, NW10 5PR

## Summary

<b>Available Size</b>	1,724 sq ft
<b>Price</b>	£500,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Description

This is a fully cleared site ready for immediate commencement of the construction of an utterly striking contemporary detached house (c.1,724 sq.ft / 154.9 sq.m.) arranged across three floors.

Forming an extended corner plot which adjoins the existing dwelling at 55 Hazel Road, the vendors has employed the award-winning services of RISE Design Studio, an innovative contemporary architectural practice, to create this striking and innovative scheme.

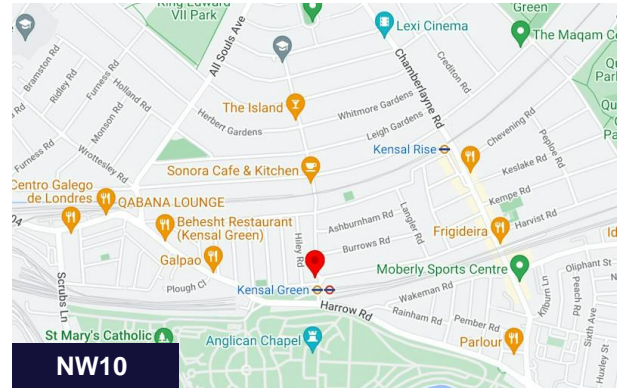
The site comprises the existing dwelling, 55 Hazel Road and a domestic garden to the side and rear of this two and a half storey semi-detached house. The area of vacant site has a street frontage of 5.5m facing Hazel Road and a large side elevation of 21.5m facing College Road. The proposed site area for the new house is approx. 1,724 sq.ft / 154.9 sq.m.

The property will enjoy a number of unique and striking design features and benefits from 2.5m ceiling heights, a flexible layout which could provide 3 bedrooms and 3 bathrooms and a private garden of c. 30.6 sq.m.

The property enjoys immediate proximity with Kensal Green Station which is a short walk away and gives access to the West End within 20 minutes. Situated in the heart of Kensal Rise, this is rare opportunity to create a design-led contemporary home in an area that is renowned for its creative and innovative culture.

## Location

The site is located south of College Road on the corner of Hazel Road and College Road. The existing dwelling is situated on a plot with a side and rear garden. The proposal includes a new-build family dwelling on the area of street-facing/street corner garden. The site is not located within a conservation area.



## Viewing & Further Information



**Adam Stackhouse**

07889 510036 | 020 7355 0285  
astackhouse@winkworth.co.uk



**Tom Lewin**

020 7355 0285 | 07783 250337  
tlewin@winkworth.co.uk



**Chris Ryan**

07385 413368 | 020 7355 0285  
cryan@winkworth.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 24/11/2023