

## 59 PALMERSTON ROAD, HARROW, HA3 7RR

AN OPPORTUNITY TO ACQUIRE A 32 APARTMENT  
CONSENTED SCHEME ACROSS A PART 8 AND 9  
STOREY BUILDING WITH COMMERCIAL SPACE  
BELOW IN HARROW, A 12 MINUTE TRAIN  
JOURNEY FROM EUSTON.



## EXECUTIVE SUMMARY

- The site comprises of 0.17 acres currently made up of a light industrial warehouse building of 4,433 sqft.
- Planning permission has been granted to provide part 8 and part 9 storey towers with connecting buildings.
- The site sits next to The Collective scheme now operated by Folk Living which comprises of 200 co-living apartments.
- Located within Harrow & Wealdstone regeneration area and a 0.2 miles from Harrow & Wealdstone Overground & Underground Station.



## LOCATION

- The site is located on Palmerston Road which provides a mixture of commercial buildings and a number of new residential developments.
- Further sites along Palmerston Road are earmarked for residential development enhancing the success of recent schemes and the growing BTR / Co-Living market in the area.
- Harrow & Wealdstone Station is a 3 minute walk which provides access into central London via Euston in 12 minutes. The site has a PTAL rating of 5.
- Nearby retailers include Lidl, Iceland, Aldi, Waitrose, and a number of other high street retailers.

**BARRATT HOMES,  
COMPLETED 2019**  
16 STOREYS  
381 APARTMENTS

**THE COLLECTIVE SCHEME  
COMPLETED DEC 2021**  
11 STOREYS  
222 CO-LIVING UNITS

**ORIGIN HOUSING  
COMPLETING SEP 2022**  
17 STOREYS  
186 UNITS

**HARROW ON THE HILL**

**59 PALMERSTON ROAD**

**HARROW & WEALDSTONE  
TRAIN STATION**

TRAINLINE

**BAKERLOO**

**OVERGROUND**

**33 MINS** – Baker Street

**14 MINS** – London Euston

**36 MINS** – Oxford Circus

**38 MINS** – Richmond

**39 MINS** – Piccadilly Circus

**45 MINS** – Clapham Junction

**45 MINS** – Waterloo

**50 MINS** – Stratford

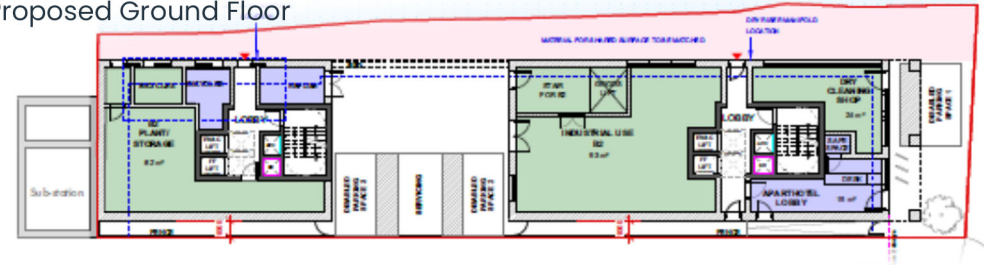
**59 PALMERSTON ROAD, HARROW, HA3 7RR**

# PLANNING

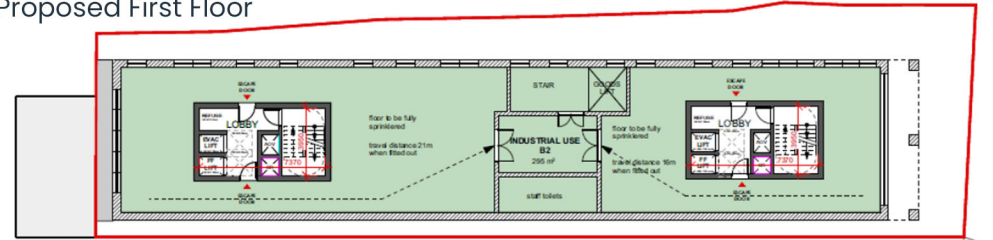
- The scheme consented will provide a landmark building within the Harrow & Wealdstone intensification area.
- The scheme provides commercial space (Use Class B2) and (Use Class E) over ground, first and second floors with serviced apartments (Use Class C1) on the upper floors.

PROPOSED	SQ FT	SQ M
SHOP	258	24
<b>WAREHOUSE</b>		
GROUND (B2)	1,775	179
FIRST (B2)	3,175	295
SECOND FLOOR OFFICE	3,000	308
<b>TOTAL</b>	<b>7,950</b>	<b>782</b>
<b>APARTMENTS (32)</b>	<b>UNITS</b>	
STUDIOS (22)	22	26
2 BEDS (10)	10	51
<b>TOTAL</b>	<b>32</b>	

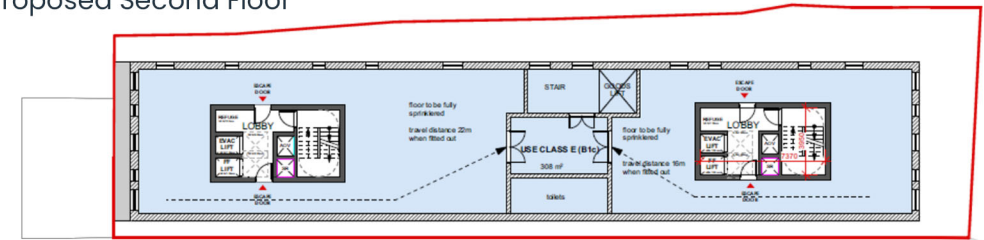
Proposed Ground Floor



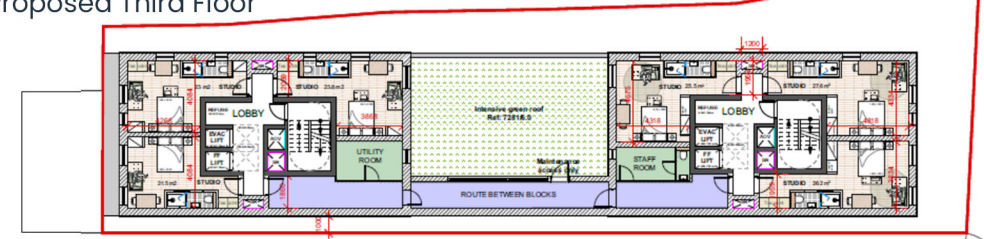
Proposed First Floor



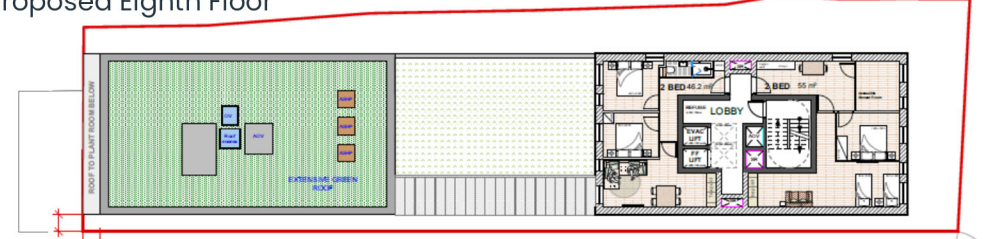
Proposed Second Floor



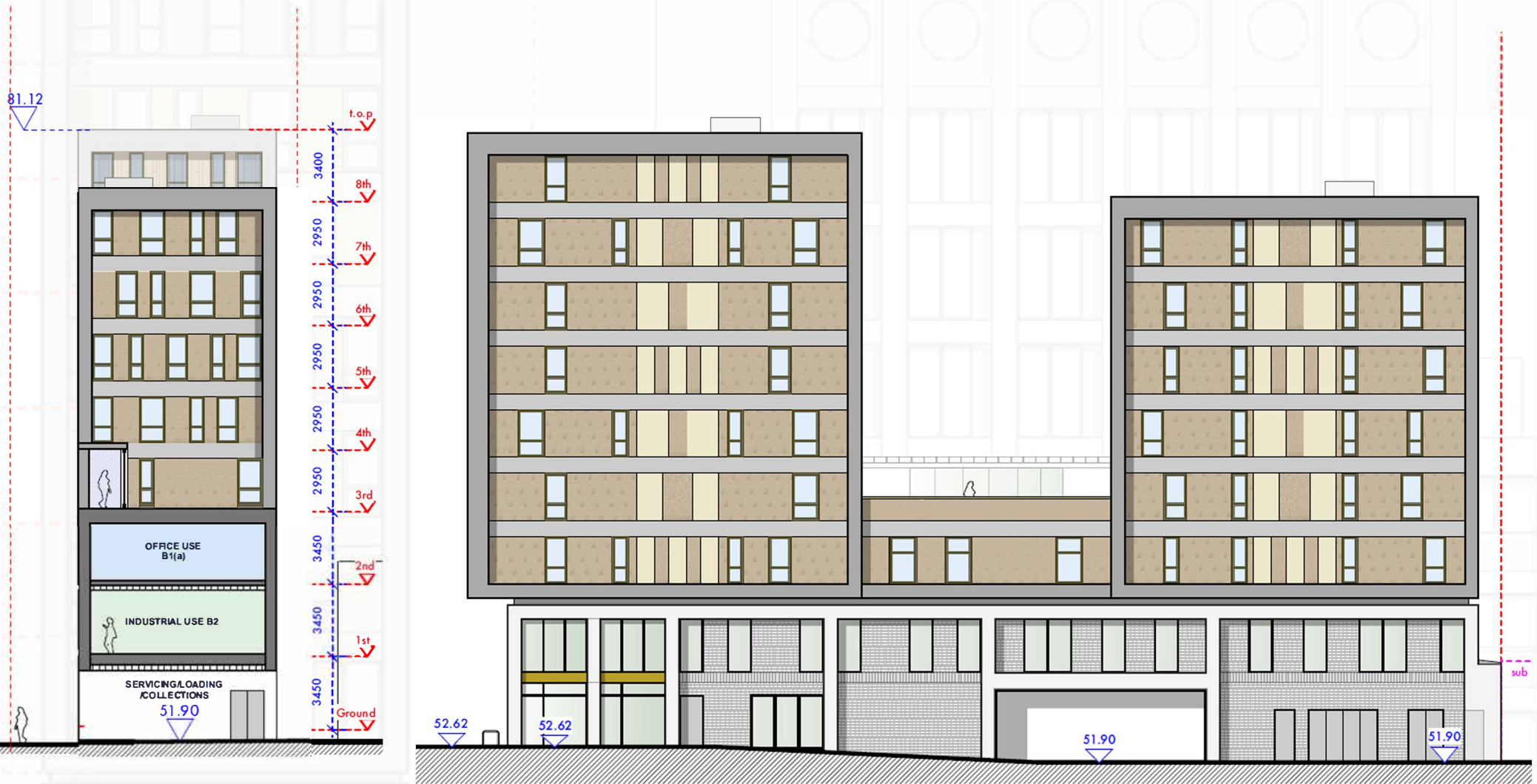
Proposed Third Floor



Proposed Eighth Floor



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A COPY OF THE FULL PLANNING PERMISSION GRANTED CAN BE FOUND HERE

# GUIDE PRICE £3,500,000.000

FOR THE FREEHOLD INTEREST IN THE SITE

## CONTACT US

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