

26 REDCLIFFE GARDENS



KENSINGTON, LONDON, SW10 9HA

A RESIDENTIAL INVESTMENT / DEVELOPMENT OPPORTUNITY

FOR SALE ON BEHALF OF FIXED CHARGE RECEIVERS

VANDERMOLLEN
REAL ESTATE



A Residential Investment /
Development Opportunity of a single
house located in the Borough Of
Kensington and Chelsea.

Planning consent was granted for the addition of a
basement and full internal reconfiguration in order to
convert the existing house into six individual dwellings.

Proposed NET saleable area of 6257 sqft.

The scheme is part complete with the previous
contractor no longer on site.



LOCATION

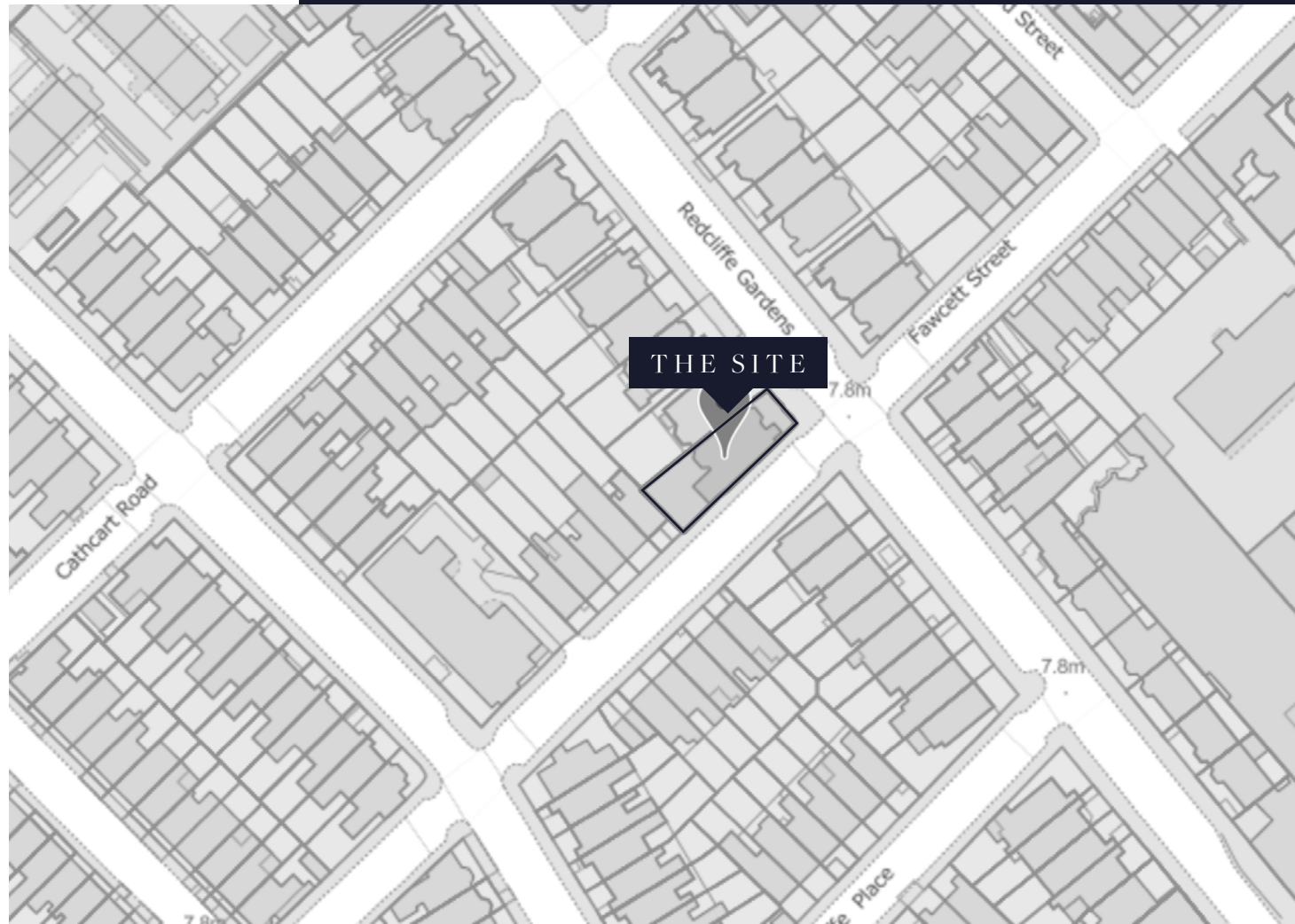


26 Redcliffe Gardens forms an end of terrace bounded by Redcliffe Gardens to the East and Fawcett Street to the South. The site is located within the London borough of Kensington & Chelsea.

The house benefits from having an abundance of green space available in the local vicinity, including Redcliffe Garden's Square, situated on the same street. Local landmarks include Chelsea & Westminster Hospital and Stamford Bridge, Kensington Olympia and Kensington Gardens.

The property is located approximately 0.4 miles away from the Fulham Road and 0.6 miles from the Kings Road offering a wide range of boutique shops, cafes, bars, pubs and restaurants within a short walk.

The site is extremely well located for a range of public transport, local tube stations include West Brompton & Earls Court (Piccadilly & District Lines) both 0.5miles away & Fulham Broadway 0.6miles away) providing direct links into Embankment (12 – 14 minutes) and Leicester Square (12 -14 minutes). There are also a number of different bus routes available close by.



LOCATION



THE SITE



The property was previously in use as a single dwelling of C3 use arranged over five floors (lower ground to third floor). A planning consent was granted ([click here](#)) for the addition of a basement and full internal reconfiguration in order to convert the existing house into six individual dwellings.

CONDITION

The development is part complete with the original contractor no longer on site and purchasers are recommended to carry out their own due diligence on the cost to complete works.

The newly refurbished property will look to maintain many of the features and locations of rooms within the existing property as the property was historically 5 apartments.



LOWER GROUND / BASEMENT



FIRST FLOOR



ROOF



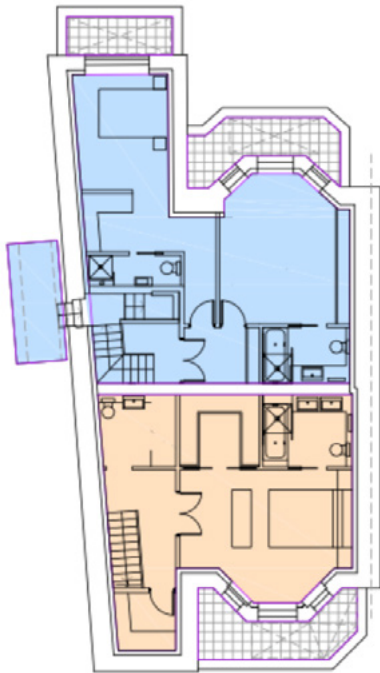
PROPOSED ACCOMODATION SCHEDULE



Apartments and sizes (GIA)

Common Parts

Floor	Apartment 1	Apartment 2	Apartment 3	Apartment 4	Apartment 5	Apartment 6	Total GIA	Common Areas	Amenity	Total units
	2 bed	2 bed	2 bed	2 bed	2 bed	2 bed				
Basement	49	63								Maisonette
Lower Ground	55.9	66.8							90	Maisonette
Ground Floor		2.9	77.9					20.8		1
First Floor				87.4				13.4		1
Second Floor					83.6	4.5		7.4		1
Third Floor						83.3				1
Third Floor Mezz						7				
Total (Sqm)	104.9	132.7	77.9	87.4	83.6	94.8	581.30	41.6	90	6
Total (Sq Ft)	1,129.14	1,428.38	838.52	940.77	899.87	1,020.43	6,257.11	447.78	968.76	6



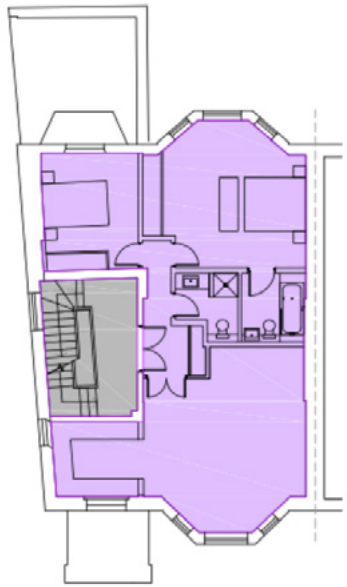
Proposed Basement



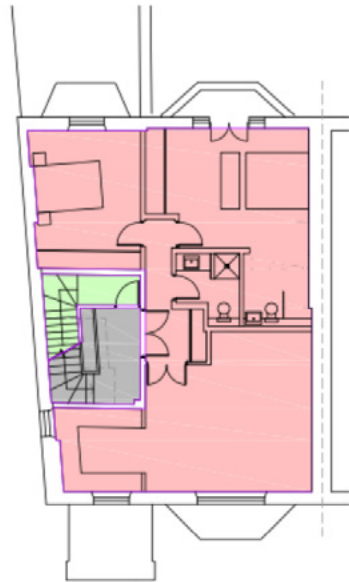
Proposed Lower Ground Floor



Proposed Ground Floor



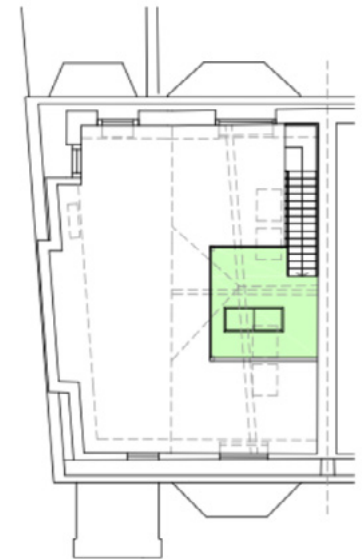
Proposed First Floor



Proposed Second Floor



Proposed Third Floor



Proposed Third Floor Mezz

CONTACT

For further information please contact:

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TENURE

The building is being sold freehold with the benefit of vacant possession.

PLANNING

Further plans and information can be found by [clicking here](#)

VIEWINGS

The building is part complete with limited access, to see the video of the property [click here](#).

The building can be viewed by way of appointment - Please contact us to arrange.

PRICE

We are guiding offers in excess of £4,500,000

METHOD OF SALE

The property is for sale on behalf of fixed charged receivers and will be sold by way of private treaty.

A date for the submission of offers will be confirmed in due course.

FURTHER INFORMATION

Please [click here](#) to view the dataroom.



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The Misrepresentation Act 1967.

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