

V
FOR SALE • FREEHOLD

UNIT 9, LATIMER ROAD

NORTH KENSINGTON, LONDON,
W10 6RQ



THE OPPORTUNITY

A consented, *design-led* building on the Western edge of *Notting Hill*.

FULL PLANNING PERMISSION FOR A FIVE-STOREY BUILDING OF SEVEN PRIVATE APARTMENTS ABOVE FOUR FLEXIBLE CLASS E UNITS.



CGI INCLUSIVE OF CONSENTED SCHEME NEXT DOOR

THE OPPORTUNITY AT A GLANCE

7

Private apartments:
2 x 1-bed, 3 x 2-bed
and 2 x 3-bed duplexes
(NSA: 500.7 sqm)

4

Flexible Class E units
across the ground and
first floors (NIA: 394.2
sqm; GIA: 462 sqm)

895 sqm

NIA: 9,633 sq ft;
GIA: 1,105.5 sqm

5 Storeys

Ground plus four,
stepping back to
planted terraces

Income producing

£56k pa, with a mutual
break from Dec 2026

Freehold

Full planning
permission, RBKC
ref. PP/25/06763



LOCATION

NORTH KENSINGTON

Latimer Road sits on the western edge of North Kensington, bounded by Notting Hill, in the Royal Borough of Kensington and Chelsea, a neighbourhood buyers choose for its character as much as its address, and one that rewards design-led homes.

PORTOBELLO & GOLBORNE

Portobello Road's market and antiques arcades, the Electric Cinema, and the cafés, delis and vintage dealers of Golborne Road.

LADBROKE GROVE

Neighbourhood restaurants and pubs including The Pelican, Canteen and Strakers, with Ladbroke Grove and Latimer Road stations close by.

HOLLAND PARK

Holland Park, the Design Museum and Kensington Gardens to the south.



TELEVISION CENTRE

ON THE DOORSTEP

WHITE CITY REGENERATION

To the south, White City is one of London's largest regeneration areas, adding demand and spending power to Notting Hill's western edge. Imperial College's White City Campus, the redeveloped BBC Television Centre, Westfield London and White City House (Soho House) anchor a growing hub for creative industries and biomedical research. A planned east–west cycle and pedestrian underpass, part of Imperial's masterplan, will improve links from the campus to Latimer Road and Notting Hill.

7,000

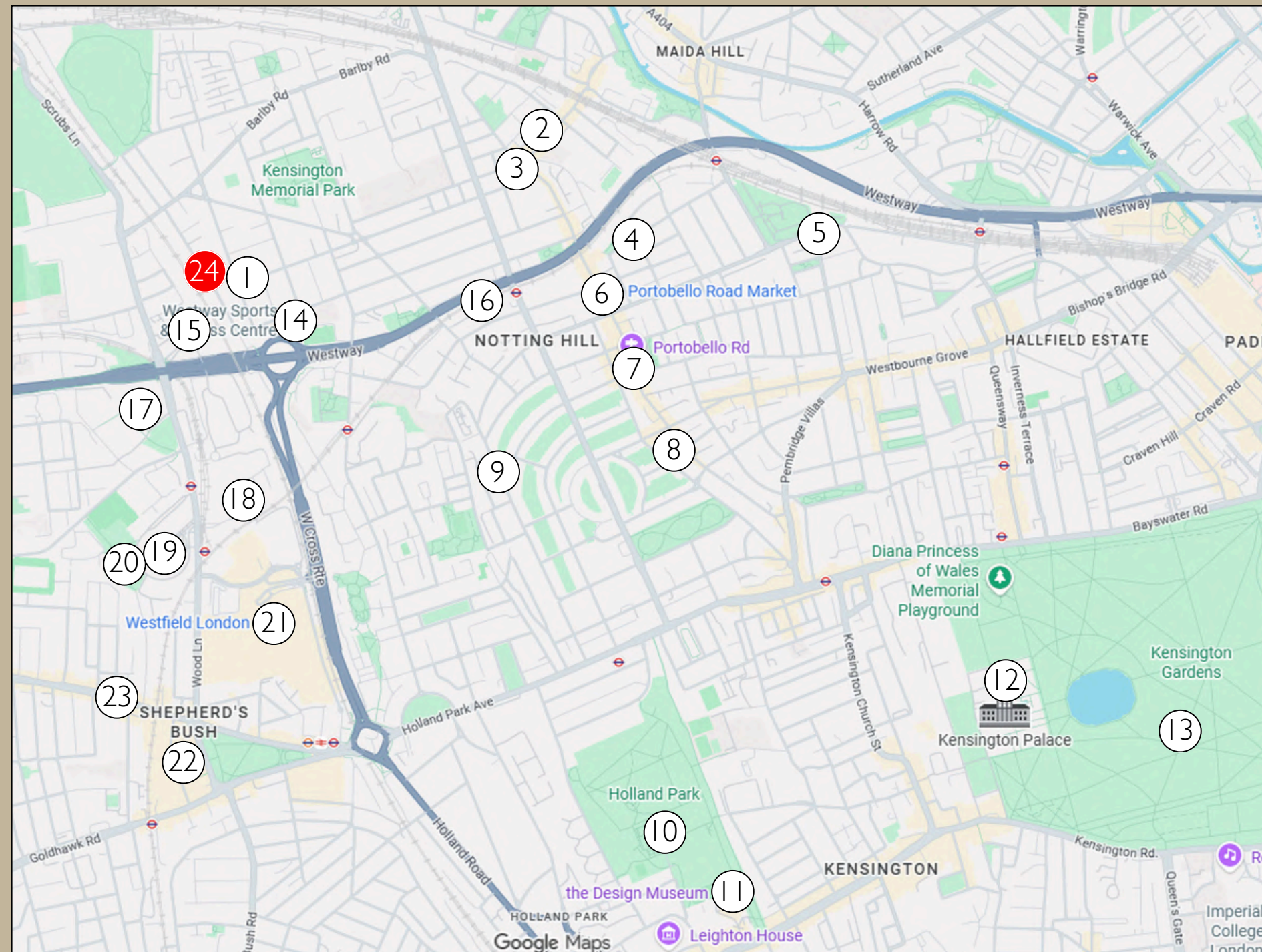
New homes by 2040

2,000

New jobs by 2040

Figures: potential capacity of the White City Opportunity Area, Mayor's London Plan. Underpass start date to be announced.

LOCAL AMENITIES



- 1. The Latimer
- 2. Strakers
- 3. Canteen
- 4. The Pelican
- 5. The Cow
- 6. Portobello Road Market
- 7. Electric Cinema
- 8. Gold
- 9. Cece's
- 10. Holland Park
- 11. The Design Museum
- 12. Kensington Palace
- 13. Kensington Gardens
- 14. Westway Sports Centre

- 15. Imperial College White City
- 16. Virgin Active
- 17. White City Place
- 18. St James White City
- 19. Television Centre
- 20. White City House
- 21. Westfield London
- 22. The Hoxton
- 23. Shepherd's Bush Market
- 24. THE SITE

Map data ©2026 Google; for indicative purposes only.

GETTING AROUND



Destination	Route	Time / distance
Latimer Road station	On foot; Circle and Hammersmith & City lines	0.5 miles
Ladbroke Grove station	On foot; Circle and Hammersmith & City lines	0.8 miles
Hammersmith	Circle line from Latimer Road	9 min
Paddington (Elizabeth line, Heathrow Express)	Circle line from Latimer Road	14 min
Baker Street	Hammersmith & City line	17 min
Liverpool Street	Hammersmith & City line	32 min
North Pole Road buses	Towards Oxford Circus, East Acton and Chiswick Park	0.2 miles
A40 Westway	By road to Central London, the M40 and Heathrow	Easy access

THE SITE TODAY

Site	Detail
Site area	445 sqm (0.11 acres)
Current use	Class B8, let as storage
Tenure	Freehold, title BGL44696
Income	£56,000 p.a. excl. VAT
Lease	5 years; mutual break from December 2026
Local Plan	RBKC Site Allocation SA9

Unit 9 is one of fourteen units on the Latimer Road Industrial Estate, all allocated under SA9 in the RBKC Local Plan for mixed-use refurbishment or redevelopment, which you can view [here](#).

The estate is already changing. Unit 1's mixed-use scheme over four floors is complete and fully occupied, and neighbouring Unit 10 has planning permission for a mixed-use scheme over five floors.

THE ARCHITECTURE

INDUSTRIAL HERITAGE, REINTERPRETATED

Designed by Bureau de Change, the building pairs pale fluted brickwork with terracotta-toned piers, rising from a tall glazed ground floor to a stepped roofline of planted terraces.

Private outdoor space for every apartment

2 x top-floor 3-bed duplexes with roof terraces

Lift access to all floors

CGI INCLUSIVE OF CONSENTED SCHEME NEXT DOOR



INTERIORS

Light, *terraces*
and rooftop views

CGI IMAGE: UNIT 7 LIVING ROOM

RESIDENTIAL ACCOMMODATION

Apartment	Floor	Type	Sqm	Sq ft	Outdoor (Sqm)
Unit 1	Second	2 bed, 3 person · M4(3)	71.7	772	6
Unit 2	Second	2 bed, 4 person	70	753	7
Unit 3	Second	1 bed, 2 person	50.5	544	5
Unit 4	Third	1 bed, 2 person	50.7	546	10
Unit 5	Third	2 bed, 4 person	70.6	760	10
Unit 6	Third and fourth	3 bed, 5 person duplex	93.6	1,007	13
Unit 7	Third and fourth	3 bed, 5 person duplex	93.6	1,007	27
Total			500.7	5,390	78

All apartments are private sale. Unit 1 to M4(3) wheelchair standard; Units 2-7 to M4(2). Residential GIA 643.5 sqm (6,927 sq ft)

COMMERCIAL AREAS

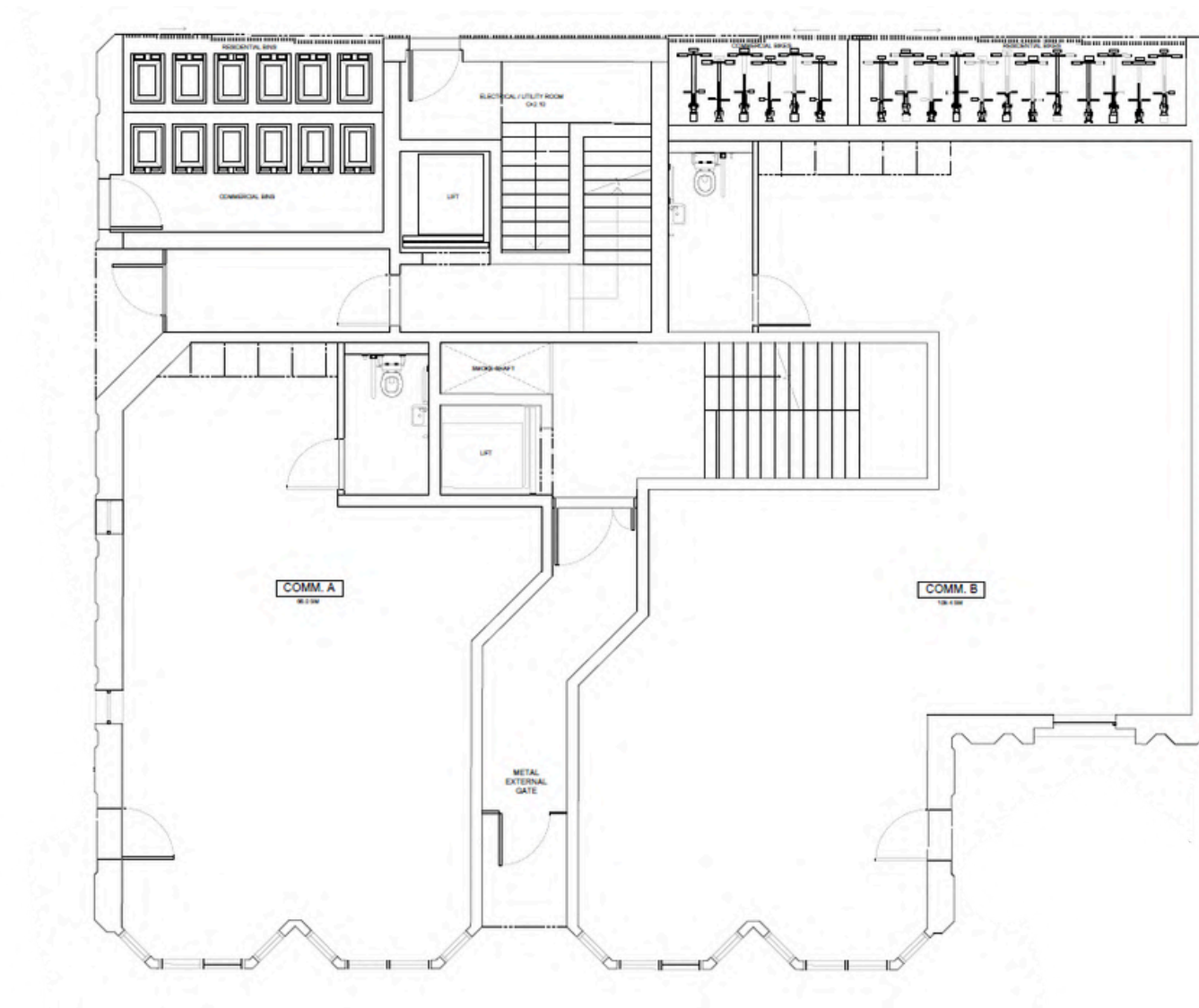
Class E unit	Floor	sqm	sq ft
Unit A	Ground	66	710
Unit B	Ground	109.9	1,183
Unit C	First	95.7	1,030
Unit D	First	122.6	1,320
Total		394.2	4,243

Flexible Class E: suited to shops, cafés and restaurants, studios and offices, or health and fitness, subject to the terms of the consent.

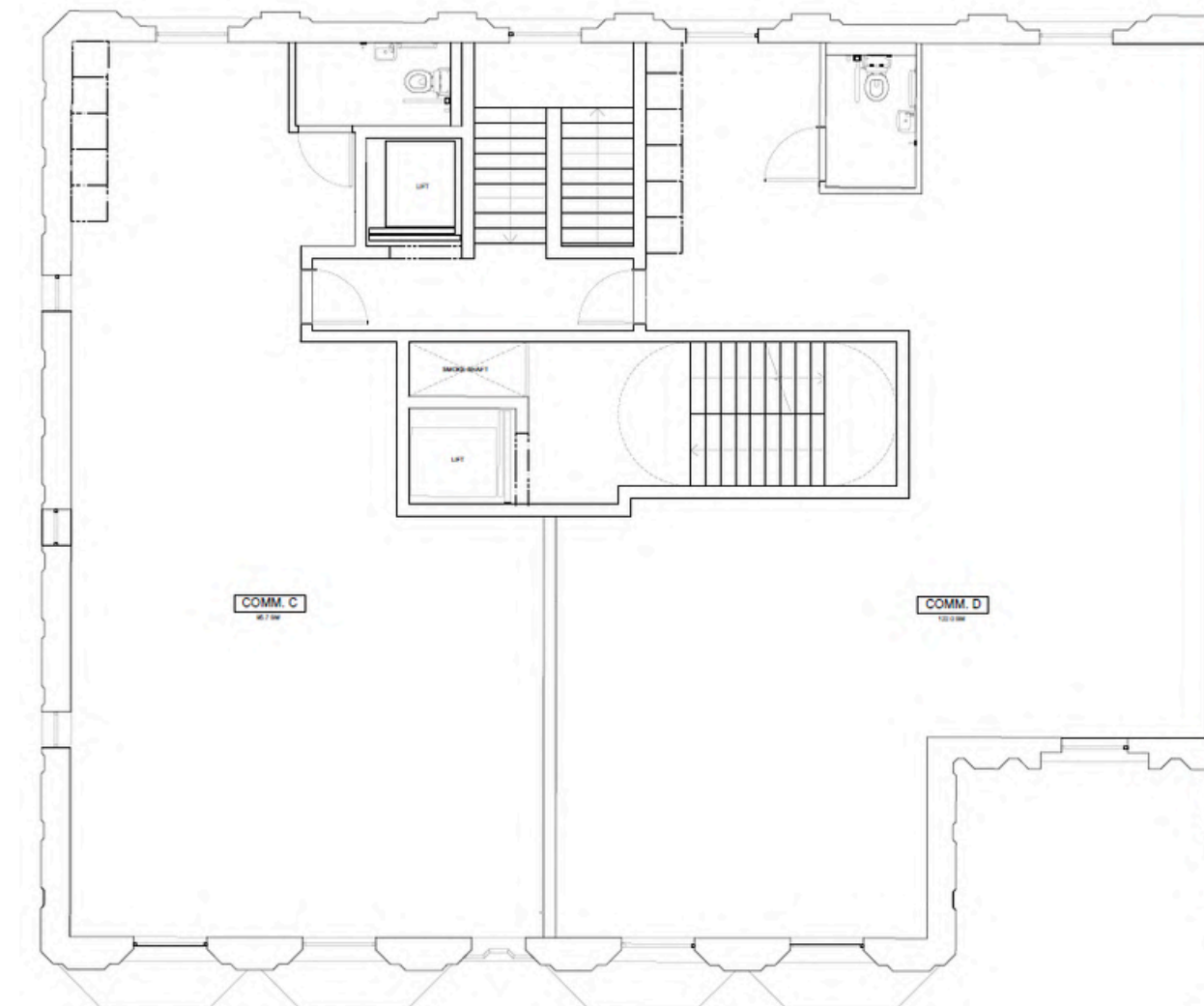
Building areas	NIA	GIA
Residential	500.7 sqm	643.5 sqm
Commercial	394.2 sqm	462 sqm
Total	894.9 sqm	1,105.5 sqm
In sq ft	9,633	11,899

FLOORPLANS: GROUND & FIRST

Plans not to scale; for identification only.
Drawings: Bureau de Change, planning issue.



Ground - Class E Units A and B, residential entrance, cycle and refuse stores



First- Class E Units C and D

FLOORPLANS: SECOND & THIRD

Plans not to scale; for identification only.
Drawings: Bureau de Change, planning issue.



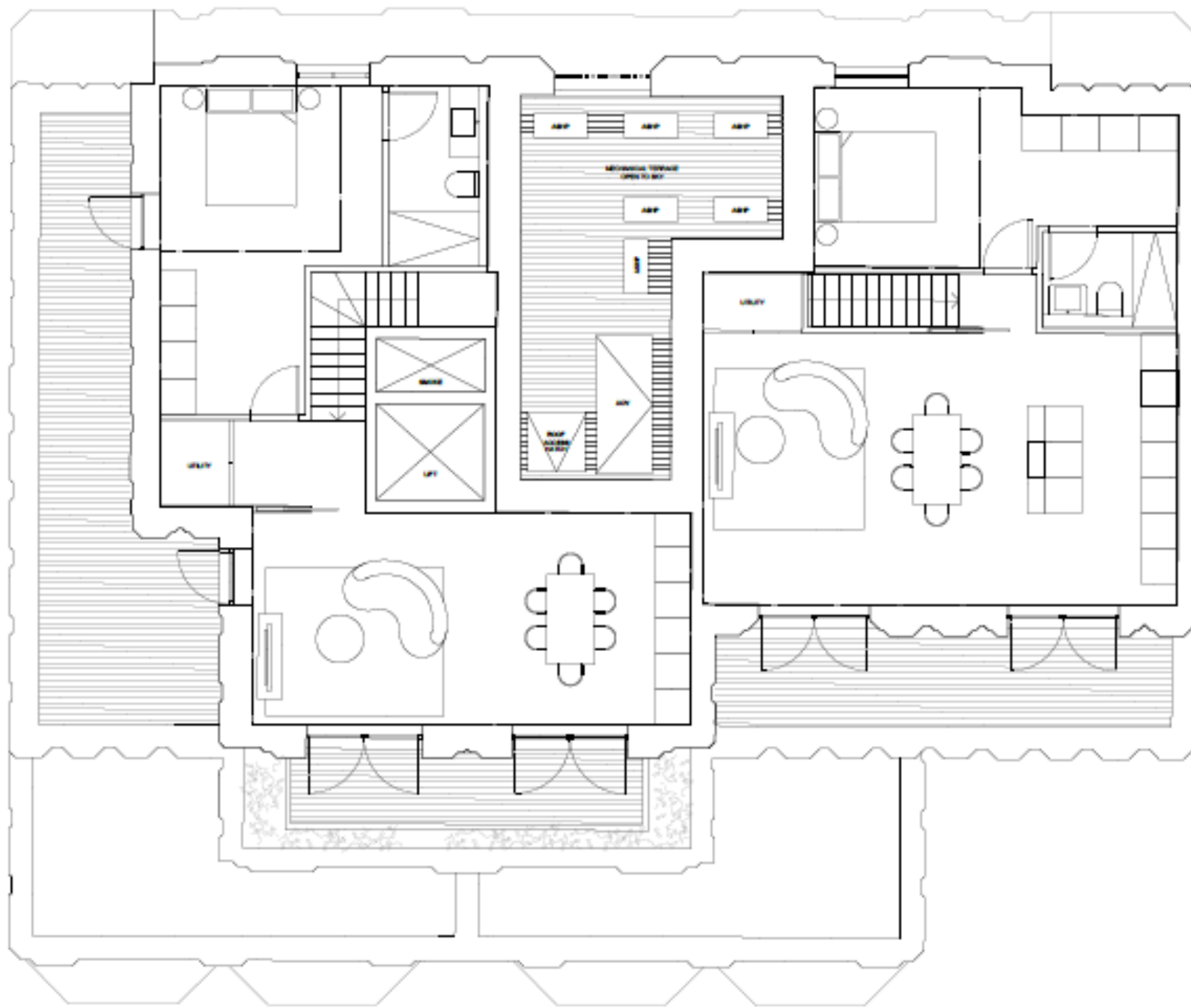
Second- Units 1, 2 and 3, with terraces to the street



Third- Units 4 and 5; lower floors of duplexes 6 and 7

FLOORPLANS: FOURTH

Plans not to scale; for identification only.
Drawings: Bureau de Change, planning issue.



Upper floors of the two 3-bed duplexes, units 6 and 7

Open-plan living and dining opening onto roof terraces

Open-to-sky mechanical terrace housing air source
heat pumps

PLANNING & OBLIGATIONS

Item	Detail
Unit mix	2 x 1-beds, 3 x 2-beds, 2 x 3-beds
Tenure	100% private
Commercial	4 flexible Class E units
CIL	£148,356
Section 106	£33,318

THE CONSENT (RBKC REF. PP/25/06763)

“Demolition of existing building and redevelopment for a five-storey building comprising flexible Class E floorspace and seven residential units with associated landscaping, cycle parking and other works incidental to the application proposal.”



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Tenure

Freehold, subject to the existing lease.

Method of Sale

Transfer of a Business as a Going Concern (TOGC).

Guide Price

Price on Application.

VAT

The property is elected for VAT.

Viewings

Strictly by appointment through Vandermolen Real Estate.

Legal Costs

Each party is to bear their own legal costs.

Anti-Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Further information

Further plans and information via the link below.

[CLICK HERE FOR DATAROOM ACCESS](#)