



**TRAVELLERS REST, KENTON ROAD, HARROW, LONDON HA3 8AT**  
FREEHOLD DEVELOPMENT OPPORTUNITY

## The Opportunity

- Site area of approximately 1.7 acres (0.69 ha).
- Located in Kenton within the London Borough of Harrow, ten miles north west of central London.
- Residential development opportunity for circa 180 units (subject to planning consent), supported by a detailed feasibility study with a net saleable area of 11,271 sq m (121,000 sq ft).
- Existing accommodation includes 119-bedroom hotel and restaurant, with approximately 90 parking spaces.
- Excellent transport connections (London Fare Zone 4) being adjacent to Kenton Underground Station (Bakerloo Line), and Northwick Park (Metropolitan Line).
- Central London is accessible in approximately 30 minutes (Kenton Station to London Paddington Station / London Euston Station), or 20 minutes from Northwick Park to Baker Street.
- Hotel accommodation in this location is not protected by Local Plan or London Plan Policy. Therefore, the loss of the existing hotel would not be contrary to Policy.
- None of the existing buildings are listed, locally listed or lie within a Conservation Area.



## Location & Situation

The site is located in Kenton within the London Borough of Harrow, in a predominantly residential area approximately nine miles north west of central London and within London Fare Zone 4.

The surrounding area is predominantly residential in character and there are a wide range of local retailers located on Kenton Road.

Immediately to the south of the site is the Kenton Bridge Medical Centre and a large Sainsbury's Superstore.

The site also has convenient access to the Harrow Campus of The University of Westminster and Northwick Park Hospital which are both located 0.5 miles to the south west.

The surrounding area provides a good level of primary and secondary schools and public open space, including Kenton Recreation Ground and Northwick Park both of which are within a short walk. Harrow town centre, one mile to the west, is the closest major commercial hub and has a wide range of retail, leisure and business facilities.

## Description

The site extends approximately 1.73 acres (0.71 hectares), and is broadly rectangular in shape, bounded by Carlton Avenue to the north east, Kenton Road (A4006) to the south east, and railway lines along the south west boundary.

The property comprises a 119 bedroom hotel and Beefeater Restaurant which is arranged over three storeys.

To the rear there are approximately 90 guest and staff parking spaces with vehicular access from Carlton Avenue.



## Connections



### Road

The site is accessed from Carlton Avenue which provides direct access onto Kenton Road and direct links to the A40 to the south west and the M1 to the east, both connecting with the M25. The A40 also provides direct access to central London and Heathrow Airport.



### Bus

There are several bus stops located immediately adjacent to the site providing services to the immediate and surrounding area.



### Train

The site has excellent rail links being situated adjacent to Kenton Station (Bakerloo Line). From Kenton Station, central London can be accessed directly with a journey time of approximately 30 minutes to London Paddington Station, London Euston Station and Oxford Circus. London Charing Cross and London Waterloo can also be accessed directly within 40 minutes. London Overground services also run to Watford, Richmond, Clapham Junction and Euston.

Metropolitan Line services are available to Baker Street (circa 20 minutes) and Aldgate 40 minutes via Northwick Park 0.4 miles to the south.

Once Complete, Old Oak Common Station will be approximately 10 minutes to the south east and is set to become a major transport interchange with HS2, Crossrail and Great Western Services. This will further improve transport connections to central London, Heathrow Airport and major UK cities such as Birmingham, Manchester and Liverpool via HS2.



### Air

London Heathrow Airport is located eight miles to the south west and can be accessed by road and rail. By road the journey time to the airport is approximately 30 minutes via the site's strong road connections. Heathrow is the busiest airport in Europe with 76 million passengers passing through annually, travelling to 194 destinations across 81 different airlines.



Harrow on the Hill Station

Harrow Town Centre

University of Westminster

Hotel

Beefeater Restaurant

Kenton Station

Carlton Avenue

Kenton Bridge Medical Centre

Kenton Road / A4006

Sainsbury's Superstore



## Planning & Redevelopment

The site lies within the jurisdiction of the London Borough of Harrow and is within a defined Town Centre where a wide range of town centre related uses is seen as appropriate.

Hotel accommodation in this location is not protected by Local Plan or London Plan Policy. Therefore, the loss of the existing hotel would not be contrary to Policy. If required, there is potential for a restaurant or public house to be accommodated within any redevelopment proposals fronting Kenton Road. None of the existing buildings are listed, locally listed or lie within a Conservation Area.

There are trees on the site which are protected by a Tree Preservation Order. These are predominantly located along the site's northern and western boundaries.

An architectural massing study has been produced by Axiom Architects setting out the potential density achievable on the site. The study includes residential amenity and a retained retail accommodation fronting Kenton Road. 3D modelling and detailed concept design drawings are available in the data room.



Image: Axiom Architects

## Redevelopment Scope

Given the excellent transport connections and local amenities, there is the potential to increase massing on the site presenting a significant redevelopment opportunity for a number of different uses.

Axiom Architects have produced a residential led scheme which seeks to increase the height and massing with a high proportion of dual and south facing aspects and retention of an active frontage to Kenton Road.

The indicative scheme extends to a maximum of eight storeys in height, with the following floor areas and unit mix:

Building	Residential NSA		No. of Units
Block A	3,484 sqm	37,501 sq ft	55 units
Block B	850 sq m	9,149 sq ft	15 units
Block C	850 sq m	9,149 sq ft	15 units
Block D	850 sq m	9,149 sq ft	15 units
Block E	1,179 sq m	12,691 sq ft	16 units
Block F	4,058 sq m	43,680 sq ft	64 units
<b>Total</b>	<b>11,271 sq m</b>	<b>121,320 sq ft</b>	<b>180 units</b>

Building	Commercial GIA	
Block F - Ground	100 sq m	1,076 sq ft
Block F - First	303 sq m	3,261 sq ft
<b>Total</b>	<b>403 sq m</b>	<b>4,338 sq ft</b>

A comprehensive design document is available in the data room.



Image: Axiom Architects





## Tenure

The site is offered for sale freehold registered under Title Numbers NGLB11422.

## Business Rates

Available upon request.

## Vacant Possession

Vacant possession will be available on request.

## VAT

The site has been elected for VAT purposes therefore VAT will be payable on the purchase price.

## Method of Sale

The freehold interest is to be sold via informal tender. Offers are invited on an unconditional or conditional (subject to planning) basis.

## Further Information

Further information can accessed via the dedicated data room. Please contact Gerald Eve for access.

## EPC

An EPC is available on request.

## Inspection

The property can be viewed from the public highway. If you would like internal access, please arrange via Gerald Eve LLP.

## Contacts

For further information or access to the data room. Please contact:

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