

DOMUS NOVA



Kensal Works NW10
£2,000,000



An outstanding opportunity to acquire a generous plot in Kensal Rise with approved plans to build a design-led home over five storeys.

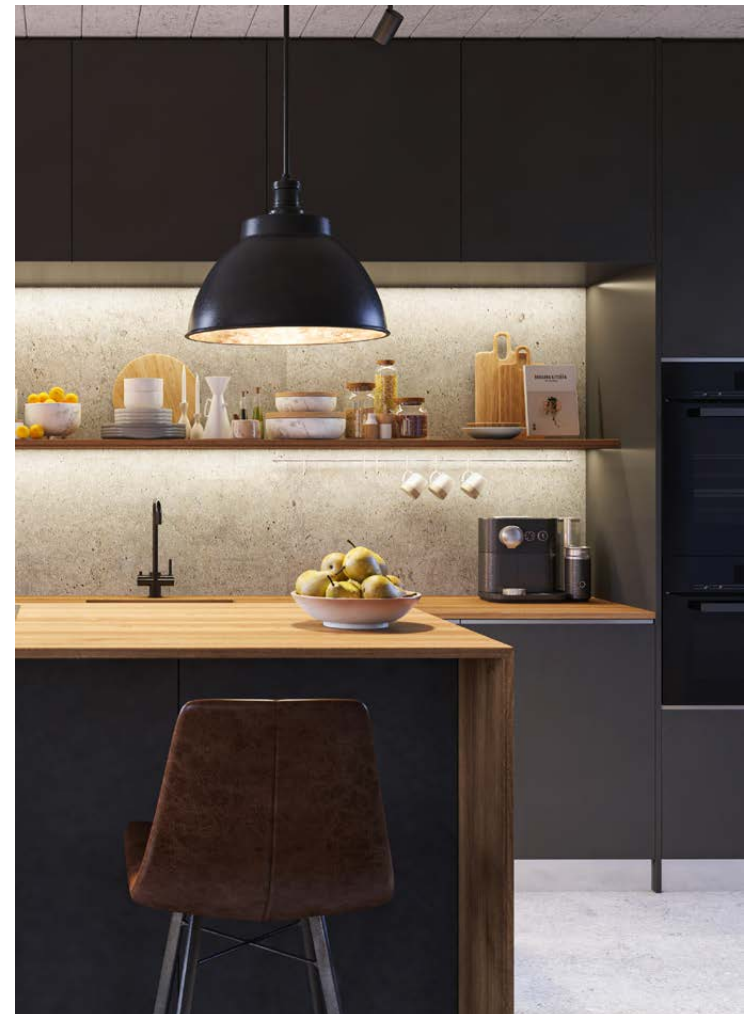
Overlooking Kensal Green, this substantial plot on Harrow Road comes with approved plans for a 6,351-square-foot home designed by RIBA award-winning practice Robin Lee Architecture. The proposed redbrick house is crowned with a roof terrace and punctuated by steel-framed glazing and exposed brickwork to create a lofty, light-filled look. Subject to further planning consents, the buyer can design the property internally to their exact requirements including layouts and finishes.

Current designs draw on local, industrial references. Conceptualising an inverted layout, a lift serves all levels and provides swift access to the third-floor living area. Balancing the three functions of cooking, dining and relaxing, a reception room is bookended by a kitchen and dining area. The living area stretches over more than 500 square feet and is imbued with an uplifting atmosphere via a trio of windows.

The proposed palette of materials provides industrial rigour to complement the concept's modern warehouse aesthetic. Architectural integrity is achieved with wide-plank hardwood flooring which transitions to poured concrete in the design-led kitchen. Internal steel-framed glazing channels light through and folds away to create a connection between the three spaces.

Ideal for entertaining, this space leads up to a generous roof area. Pairing a winter garden and a 500-square-foot decked terrace, the concept portrays an urban oasis with far-reaching views over Northwest London.







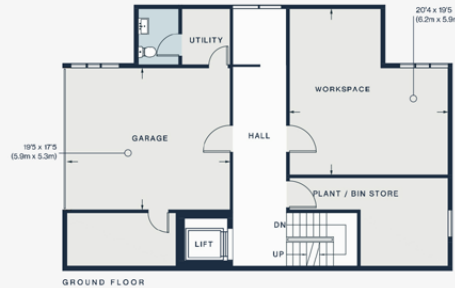
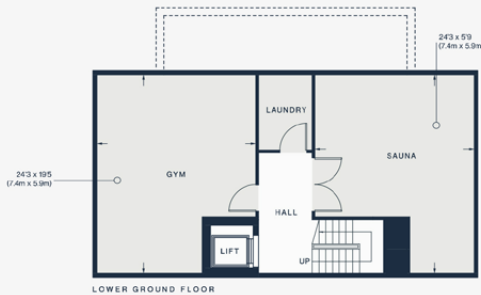
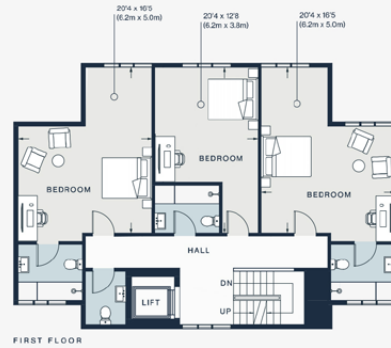
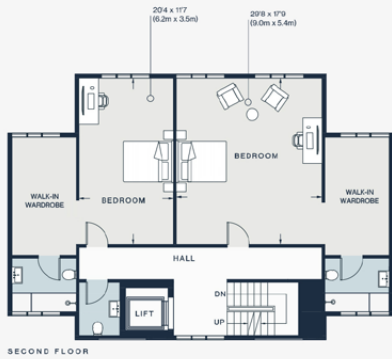
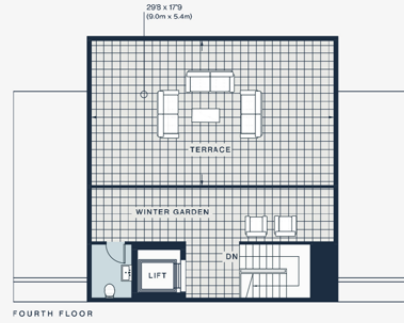
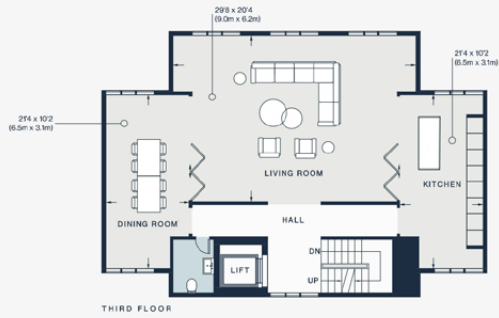
Current plans place a generous principal bedroom suite on the second floor. Windows stretch to the ceiling to draw in sunlight. Both bedrooms on this level benefit from integrated storage, en suite bathroom and a large, walk-in dressing area.

The proposed designs visualise four further bedrooms, each served by a bathroom, on the first floor. On each of the two lower levels, an office makes for an ideal homeworking setup though could be imagined as a bedroom or home gym. At ground level, the proposed plans visualise direct access from the home to a garage. A basement level could be used for a gym, spa or cinema room.









Property Details

- Opportunity to design a home to one's exact requirements
- Approved plans for architect-designed redbrick house
- Designs propose an inverted layout and a large roof terrace
- Flexibility to have four or six bedrooms
- Option to have a home gym and multiple offices
- Spacious, open-plan layouts
- Option to have four bathrooms and five cloakrooms
- Garage, lift and utility rooms
- London Borough of Brent

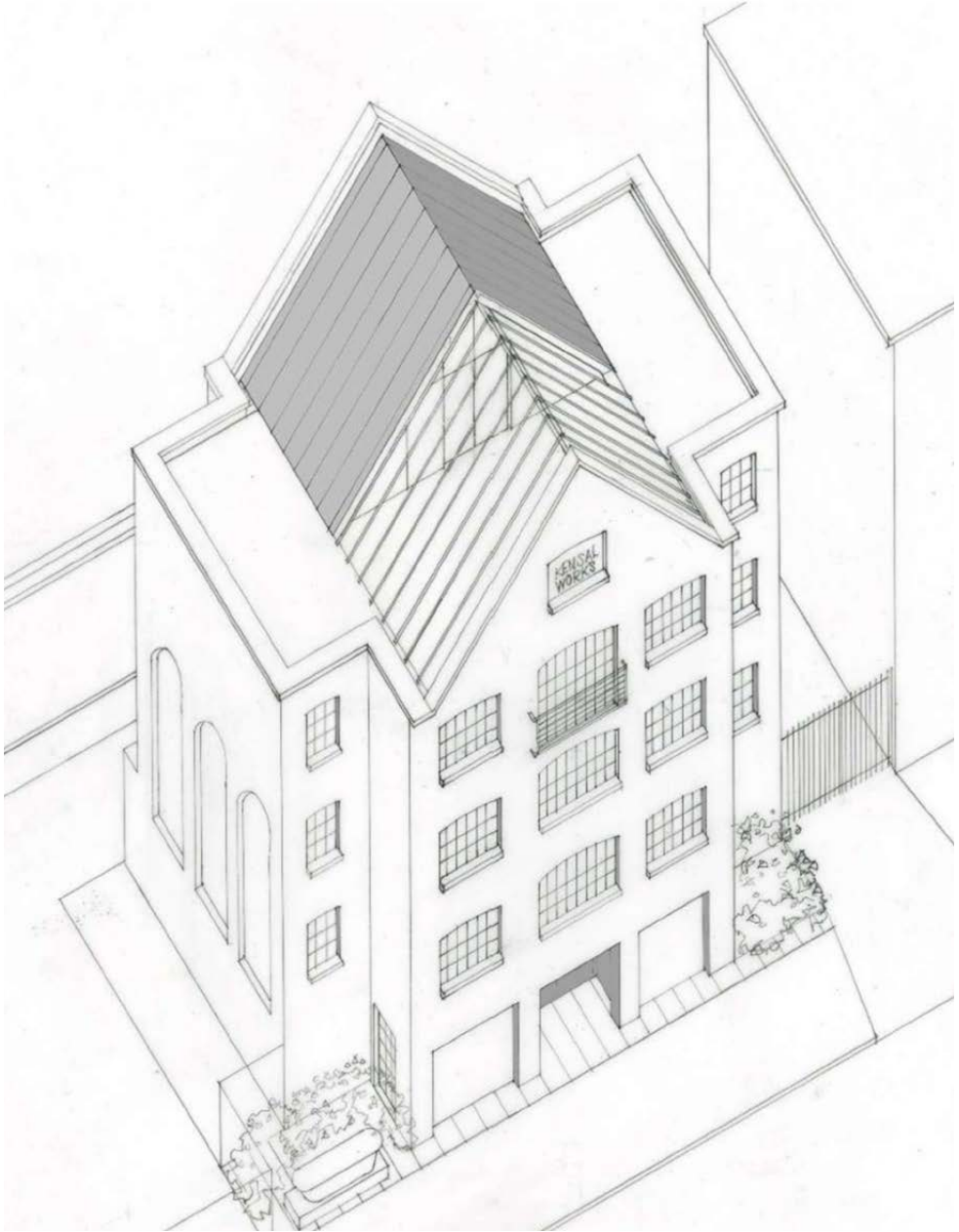
Approx. 6,351 sq ft / 590.2 sq m

*CGI's are for illustrative purposes only. Proposed interior layouts and finishes are conceptual. Any changes may be subject to non-material amendment planning consent. Please ask your agent for more details.

Approx. Gross Internal Area = 6351 sq ft / 590.2 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

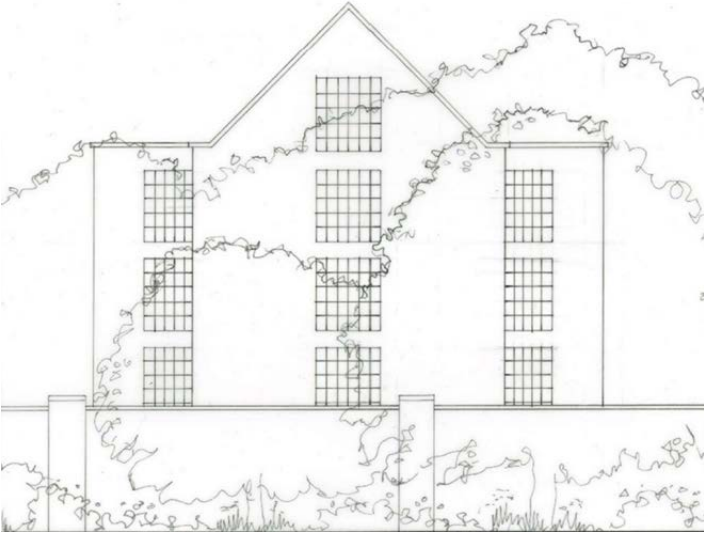
*Please note the floorplan displayed is a conceptual design.



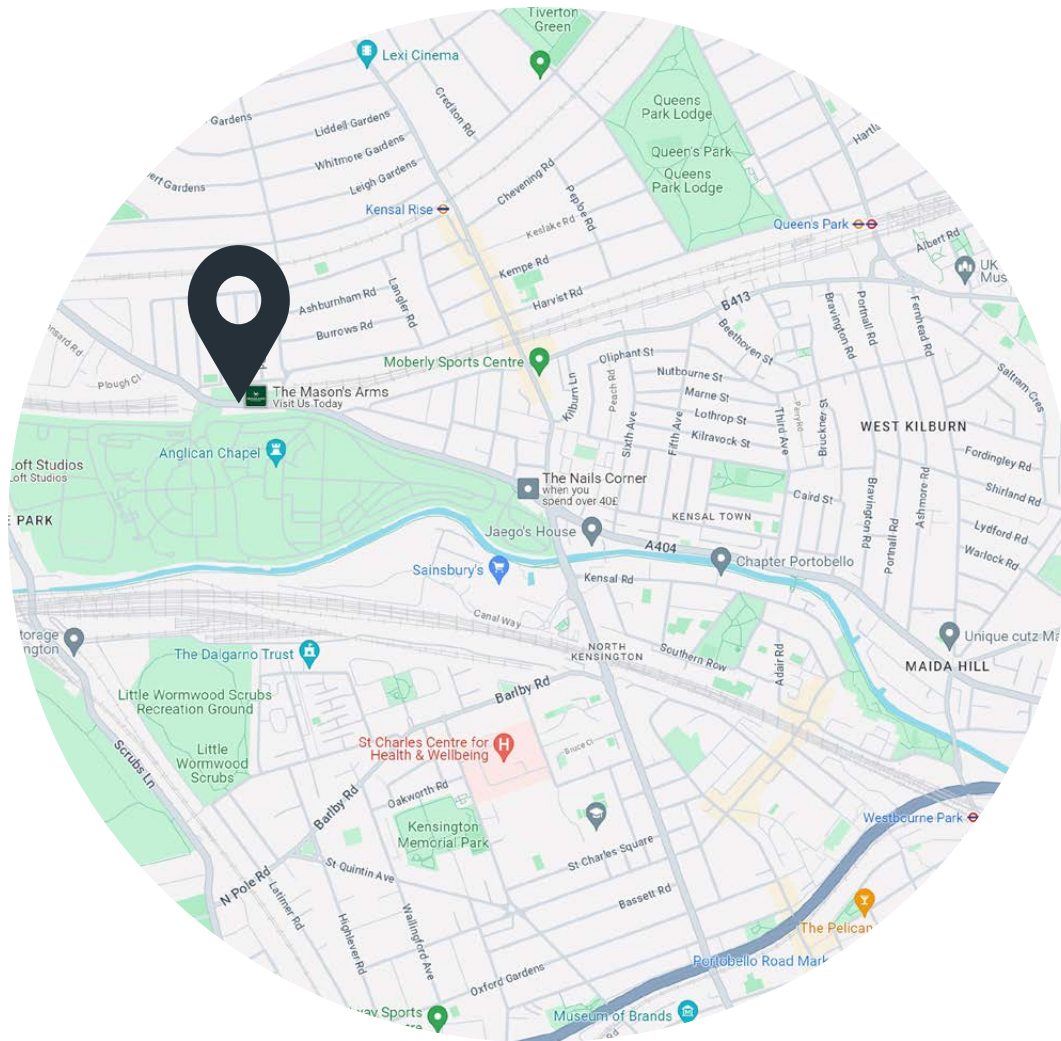
Front Exterior



Rear Exterior



*Please note the elevations displayed are for the scheme with approved planning consent.



Location

Harrow Road is in the heart of a neighbourhood renowned for its sense of community. Start your day with coffee from L'Angolo Delicatessen, followed by a leisurely walk through King Edward VII Park, Kensal Green, or the verdant Queen's Park. Don't miss the weekend farmers' market for an array of seasonal produce. Explore Brooks for premium meat and fish, indulge in brunch at Parlour or savour pizza at Sacre Cuore along Chamberlayne Road. Make The Island your neighbourhood haunt, or unwind at The Lexi, a cherished independent cinema. Your springboard to the city, Kensal Green station is just two minutes' walk away.

Kensal Green – 2 mins (Bakerloo, Overground)

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and Ibiza's design-led homes

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