



CGI OF PROPOSED DEVELOPMENT

## 260 - 262 NORTH END ROAD

LONDON, SW6 1NJ

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MIXED-USE DEVELOPMENT  
OPPORTUNITY WITH  
PLANNING PERMISSION.

FOR SALE FREEHOLD  
WITH VACANT POSSESSION.



VANDERMOLLEN  
REAL ESTATE

# Executive Summary

Planning Permission (2022/03651/FUL) was granted on 11th June 2025 for the 'Demolition of existing buildings at 260-262 North End Road; erection of a replacement part one, part three, part four storey, part five storey building comprising of one retail unit (Class E(a)), 394sqm office floorspace (Class E(g)) and 9 self-contained residential units (Class C3).'

- The existing site comprises a 2-storey commercial building, previously occupied by The British Red Cross (now vacant) and New Citrus Limited (who are holding over) but will be offered for sale with vacant possession.
- The site is broadly rectangular in shape and is bound by a Co-Op supermarket and gym to the North and West respectively.
- Existing site area is 0.05 hectares (0.12 acres).
- Located only 850 metres (0.5 miles) away from Fulham Broadway Station (District Line).
- For Sale Freehold with vacant possession.



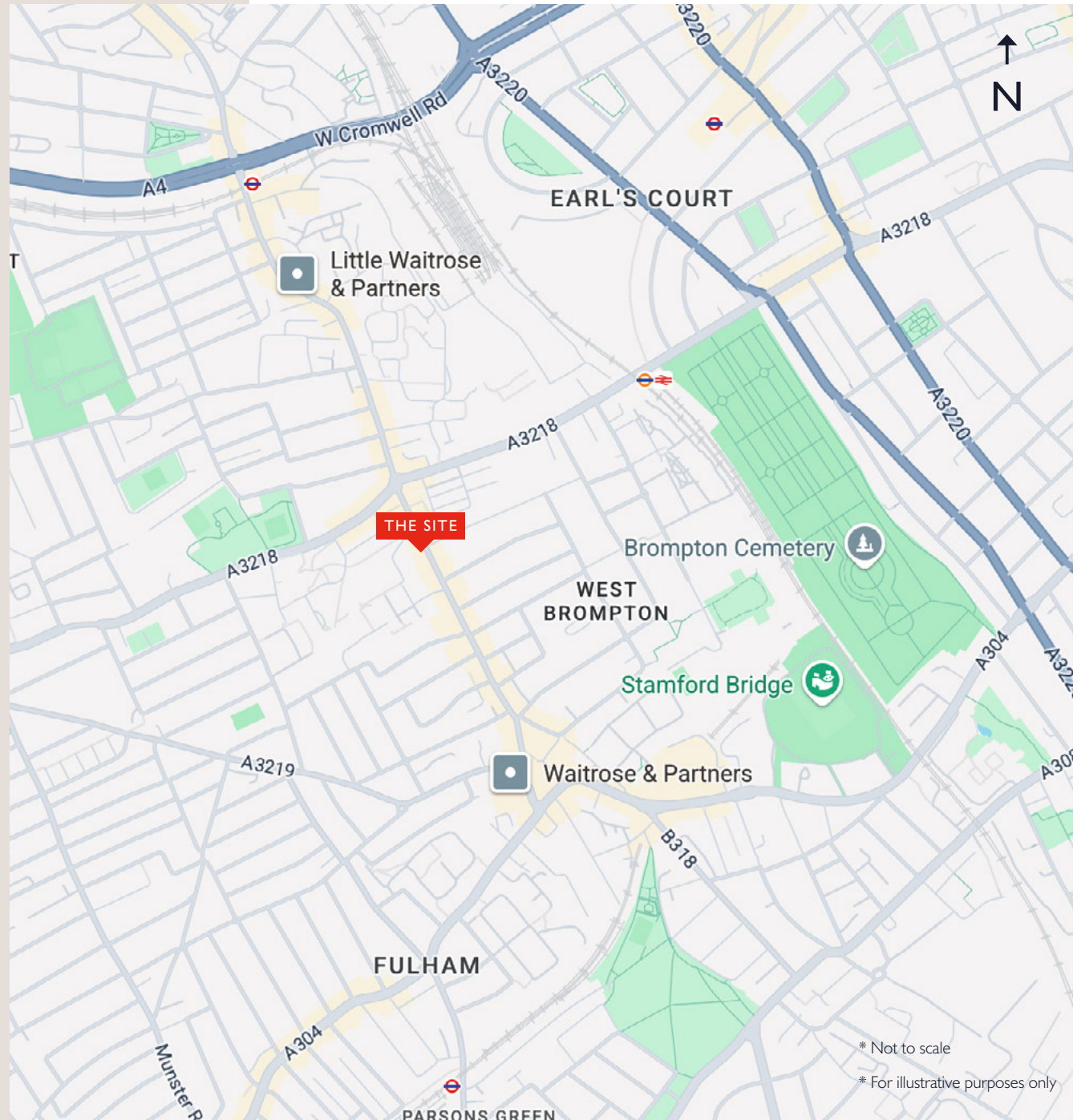
## Location

North End Road is located in Fulham, SW6, within the jurisdiction of the London Borough of Hammersmith and Fulham.

The site is well located in terms of transport availability, with Fulham Broadway Underground Station located only 850 metres (0.5 miles) away, providing direct access to a variety of Central London locations, including Earls Court (6 minutes), Paddington (14 minutes), Victoria (13 minutes) and Westminster (16 minutes) via the District Line. West Brompton Overground Station is also located nearby, being only 700 metres (0.4 miles) away providing services to areas of West and North London via the Mildmay Line and Southern Railway (Source: CityMapper).

The immediate surrounding area is predominantly residential with an array of commercial premises located along North End Road. The proposed development will benefit from several amenities within the nearby vicinity. North End Road leads into Fulham Road which offers a range of supermarkets, shops, restaurants and other leisure venues, including Sainsbury's, Wagamama, Vue Cinema and Gail's Bakery.

There is also an abundance of natural greenspace within the area, with Eel Brook Common, Normand Park and Bayonne Park all located within a mile of the proposed development.





CURRENT SITE



CURRENT SITE



CURRENT SITE



CURRENT SITE

## Planning:

The London Borough of Hammersmith and Fulham granted planning permission (Ref:PP:2022/03651/FUL) on 11th June 2025 for “Demolition of existing buildings at 260-262 North End Road; erection of a replacement part one, part three, part four storey, part five storey building comprising of one retail unit (Class E(a)), 394sqm office floorspace (Class E(g)) and 9 self-contained residential units (Class C3).”

The residential element of the scheme will be arranged as 2 x Studios, 3 x 1 bedrooms, 3 x 2 bedrooms and 1 x 3 bedroom apartments, offering a total net saleable area of 513 sq.m (5,522 sq.ft). Each flat will have the benefit of private amenity/balcony space.

The scheme will be subject to an indexed linked Mayoral and Local CIL Charge which is estimated at £78,398 and £228,766, respectively. The s106 Agreement obliges the developer to make financial contributions totalling £22,875.

## Schedule of Accommodation:

### COMMERCIAL

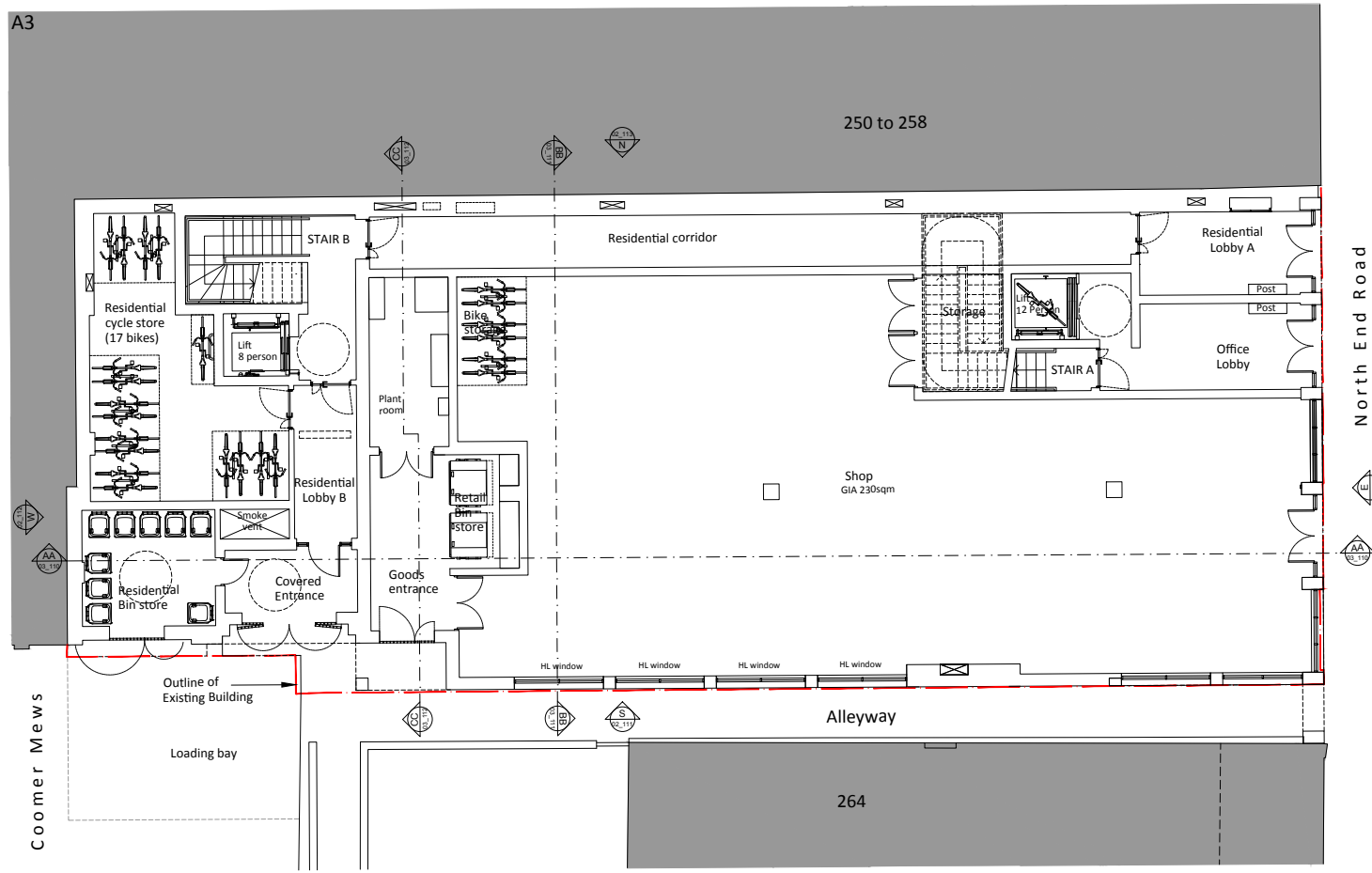
Unit	Floor	NIA (sqm)	NIA (sqft)
Retail	Ground	230	2,475
Office	First	100	1,076
Office	Second	100	1,076
Office	Third	58	624
	<b>Total</b>	<b>488</b>	<b>5,251</b>

### RESIDENTIAL

Unit	Floor	Type	NIA (sqm)	NIA (sqft)
1	1	1B 2P	61	657
2	1	3B 5P	91	979
3	2	2B 3P	61	657
4	2	Studio	38	409
5	2	1B 2P	51	549
6	3	2B 3P	61	657
7	3	Studio	38	409
8	3	1B 2P	51	549
9	4	2B 3P	61	657
	<b>Total</b>		<b>513</b>	<b>5523</b>

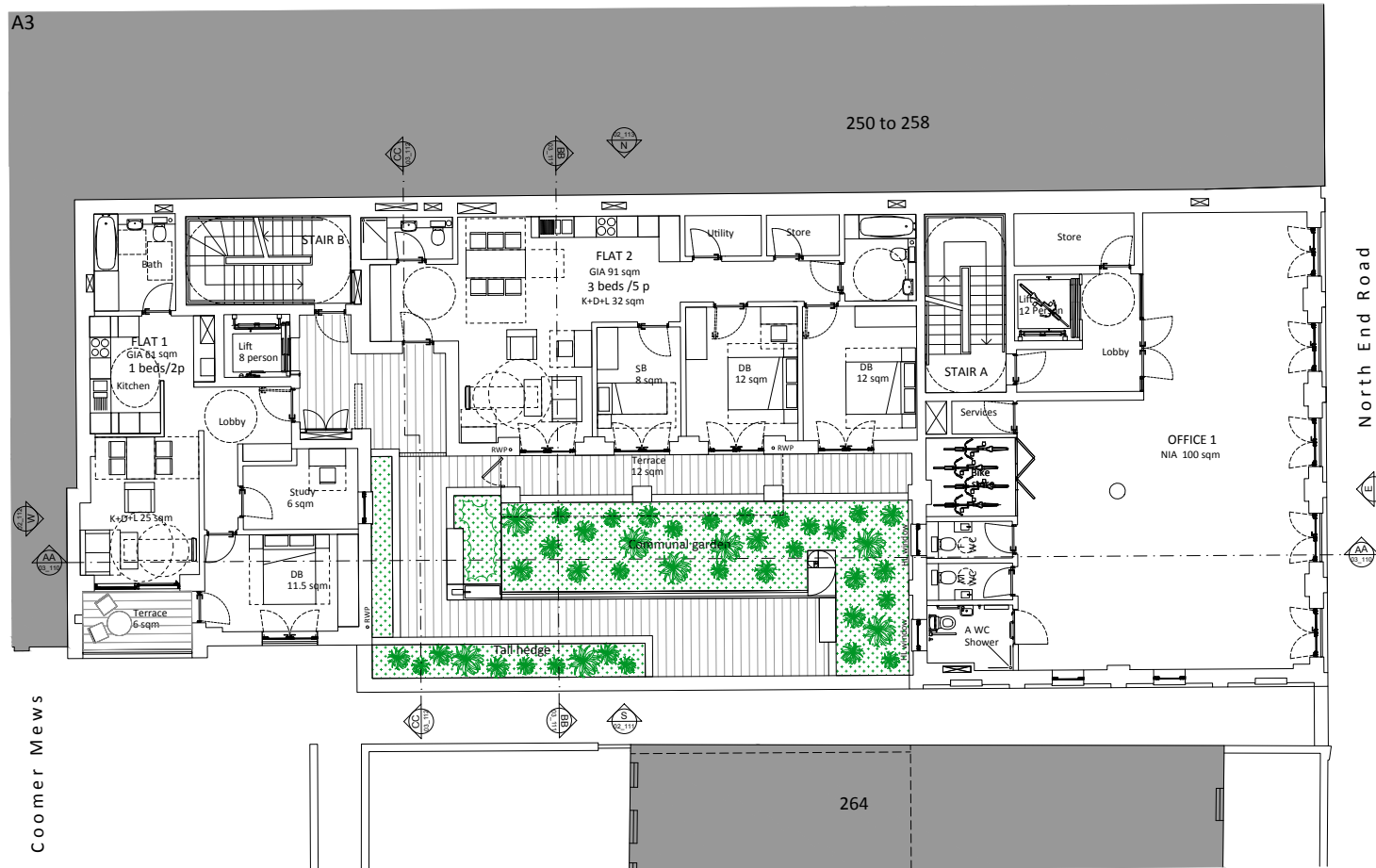
# Proposed Floorplan

## Ground Floor



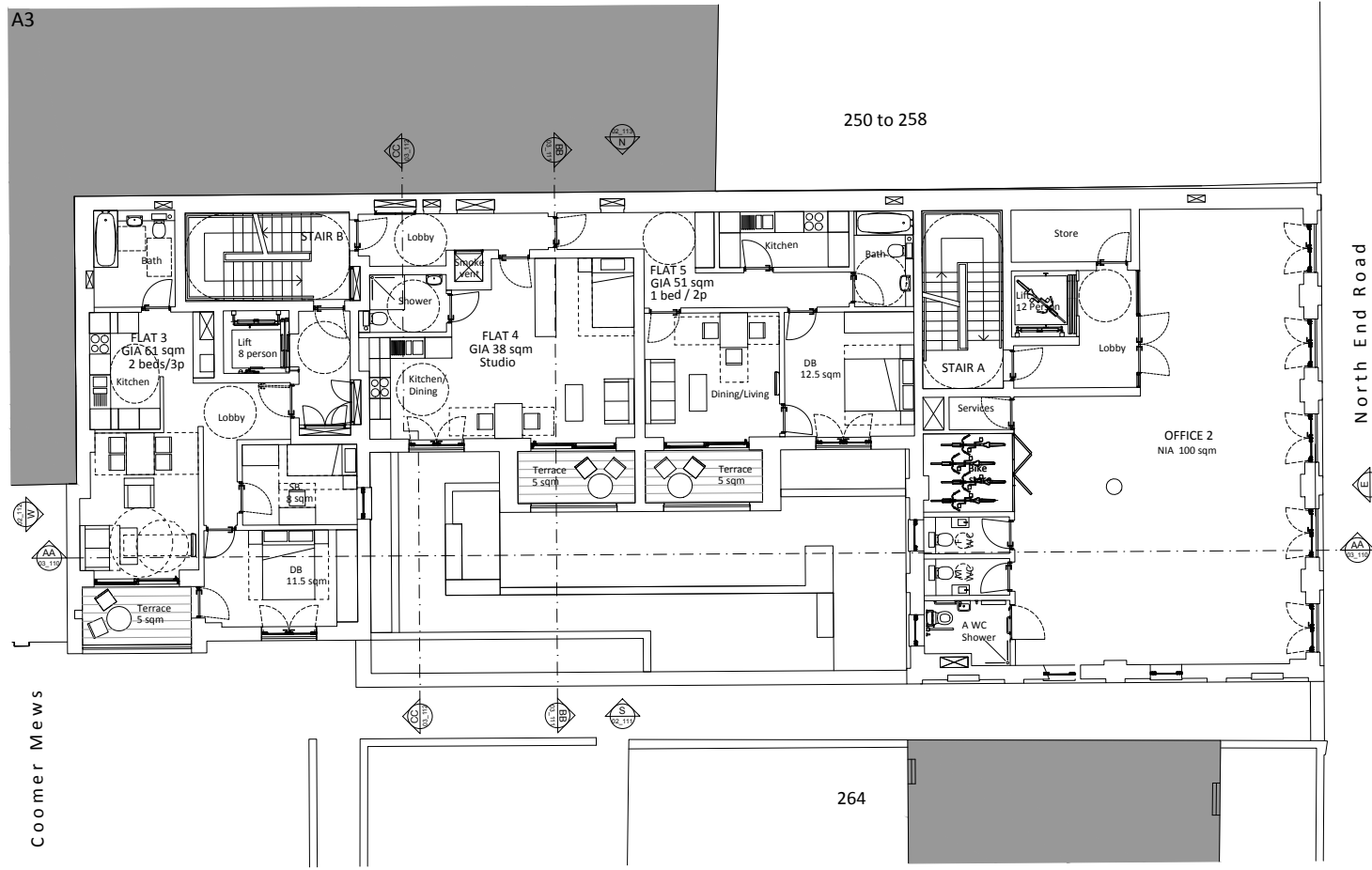
# Proposed Floorplan

## First Floor



# Proposed Floorplan

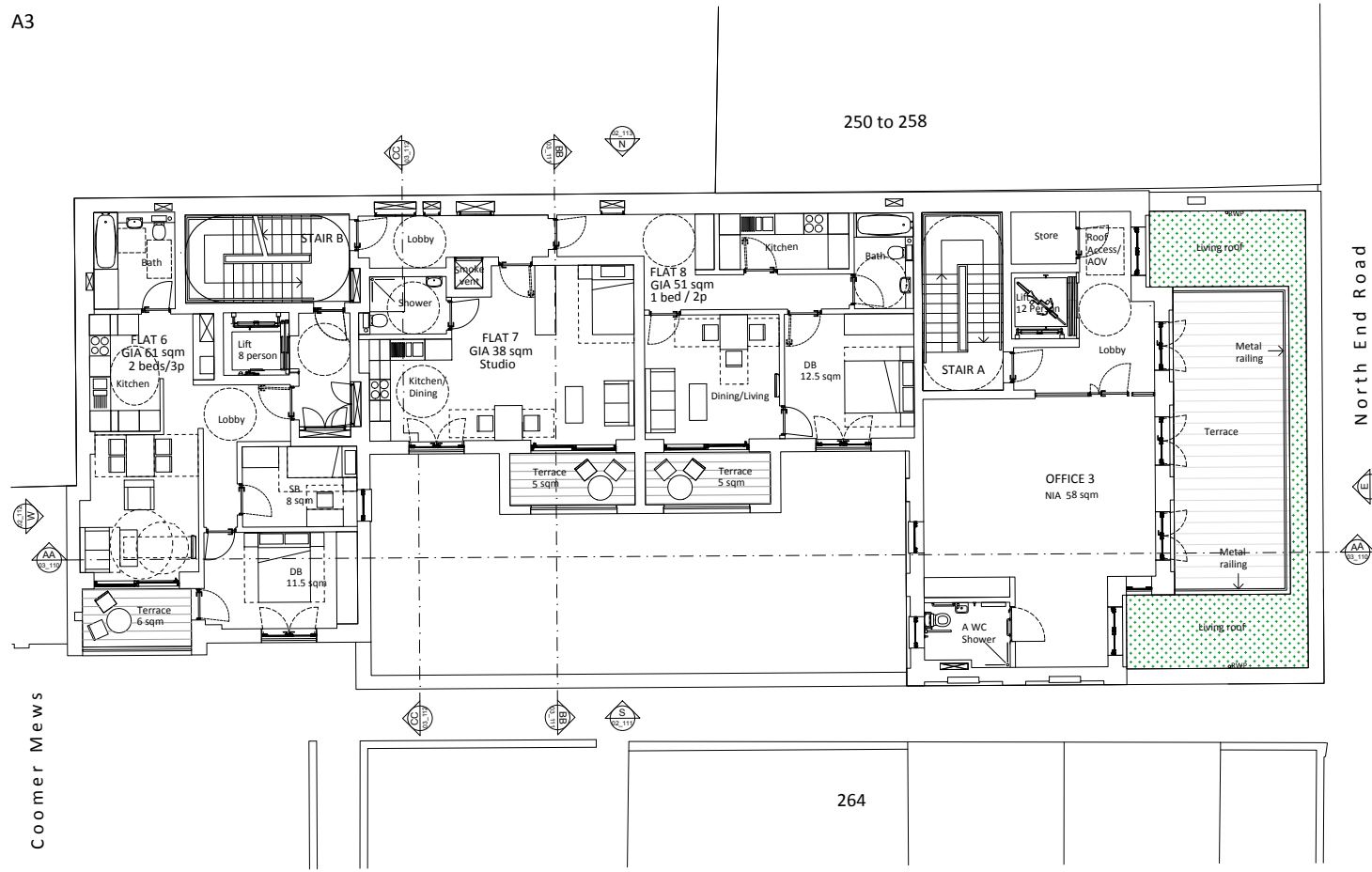
## Second Floor



# Proposed Floorplan

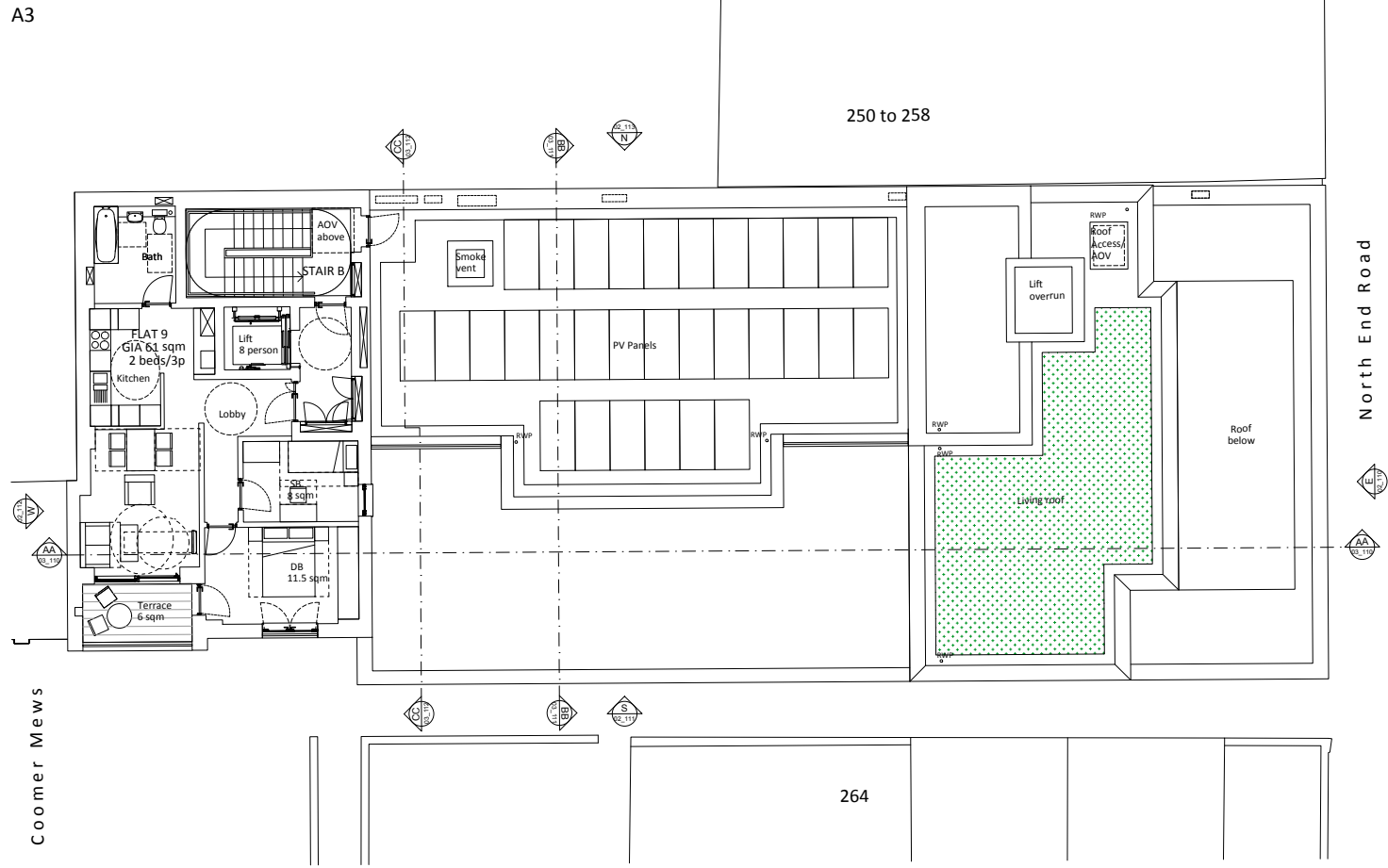
## Third Floor

A3



# Proposed Floorplan

## Fourth Floor



# Proposed East Elevation

A3





## Method of Sale:

This property will be sold by way of informal tender (unless sold prior).

## VAT:

To be confirmed

## Tenure:

The site is being sold freehold with vacant possession.

## Price:

Offers in excess of £2,700,000 subject to contract only.

## Viewings:

Viewings are strictly by appointment only, please contact the joint sole selling agents to arrange an inspection if required.

## Further Information:

Further plans and information are available by clicking below.

## Contact Details:

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