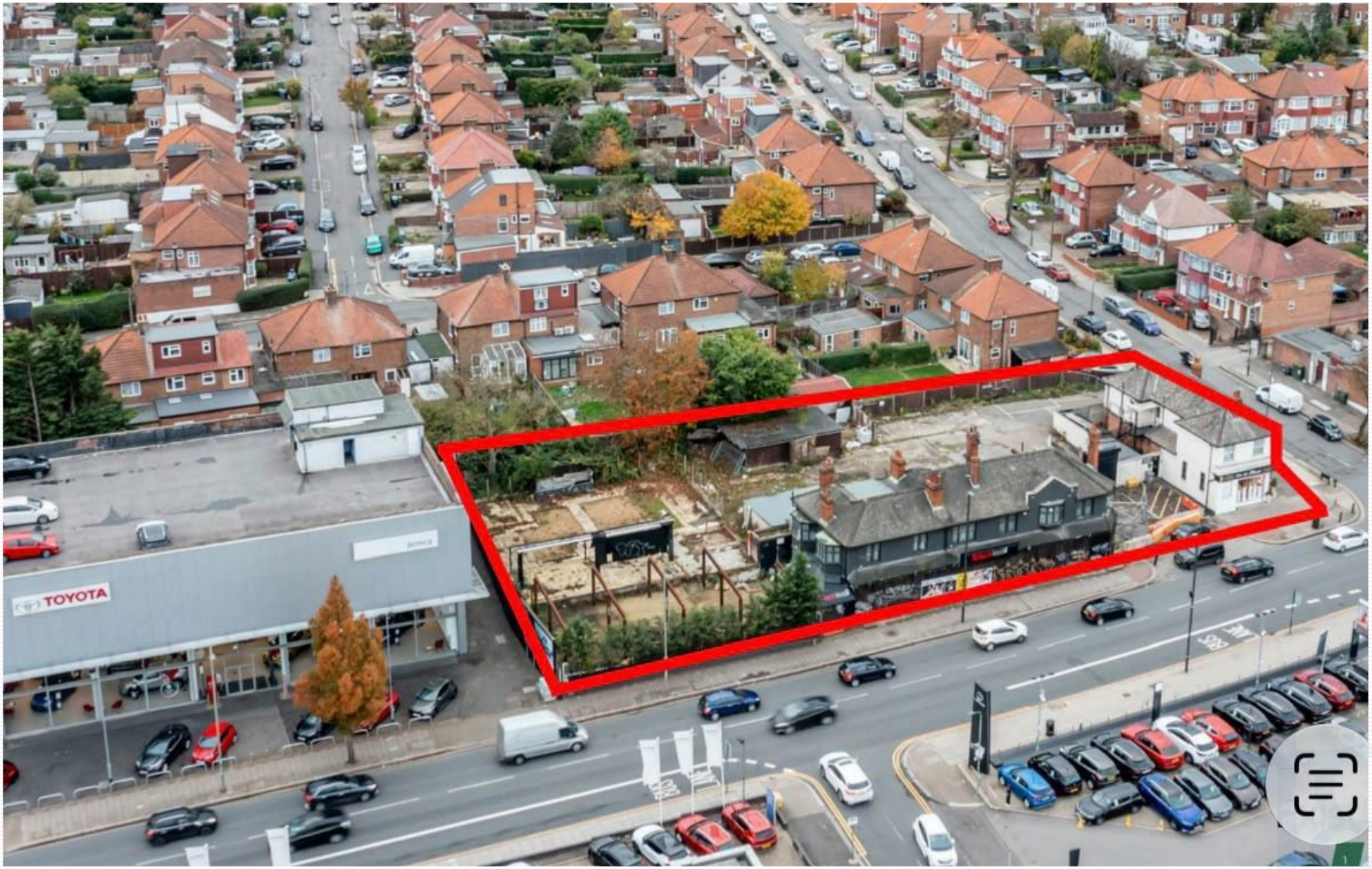
Fuller Gilbert
& Company Est. 2001



Edgware Road, Hendon, NW9 6LP

Offers In Excess Of £7,000,000 Freehold

Introducing Edgware Road...

PLOT FOR SALE – PRIME DEVELOPMENT OPPORTUNITY
Granted Planning Permission for a 152-Bed Aparthotel Development
An excellent opportunity to acquire a development site with granted planning permission for an exciting mixed-use hospitality project, comprising a 152-bed aparthotel with a range of premium lifestyle, leisure and commercial amenities.



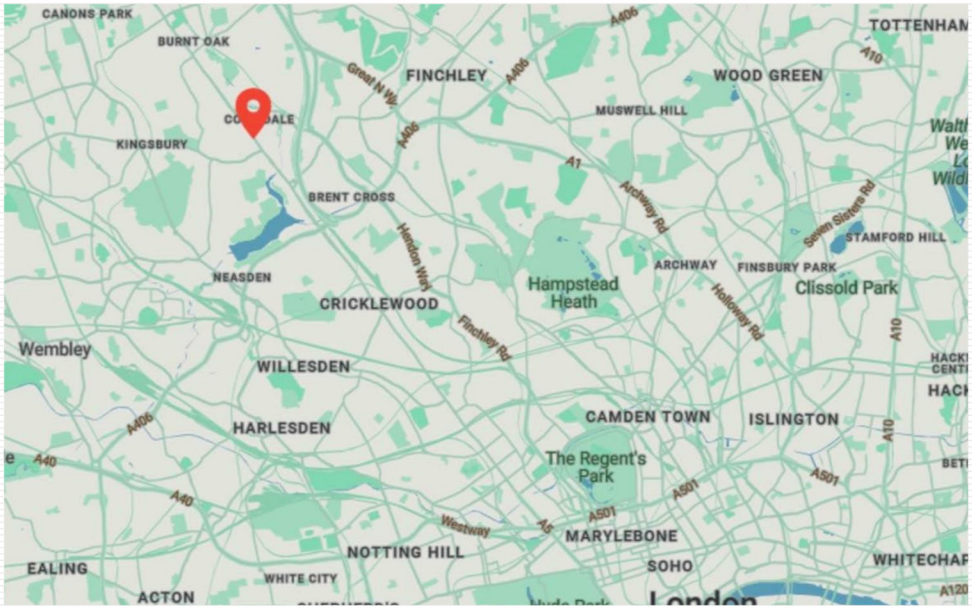


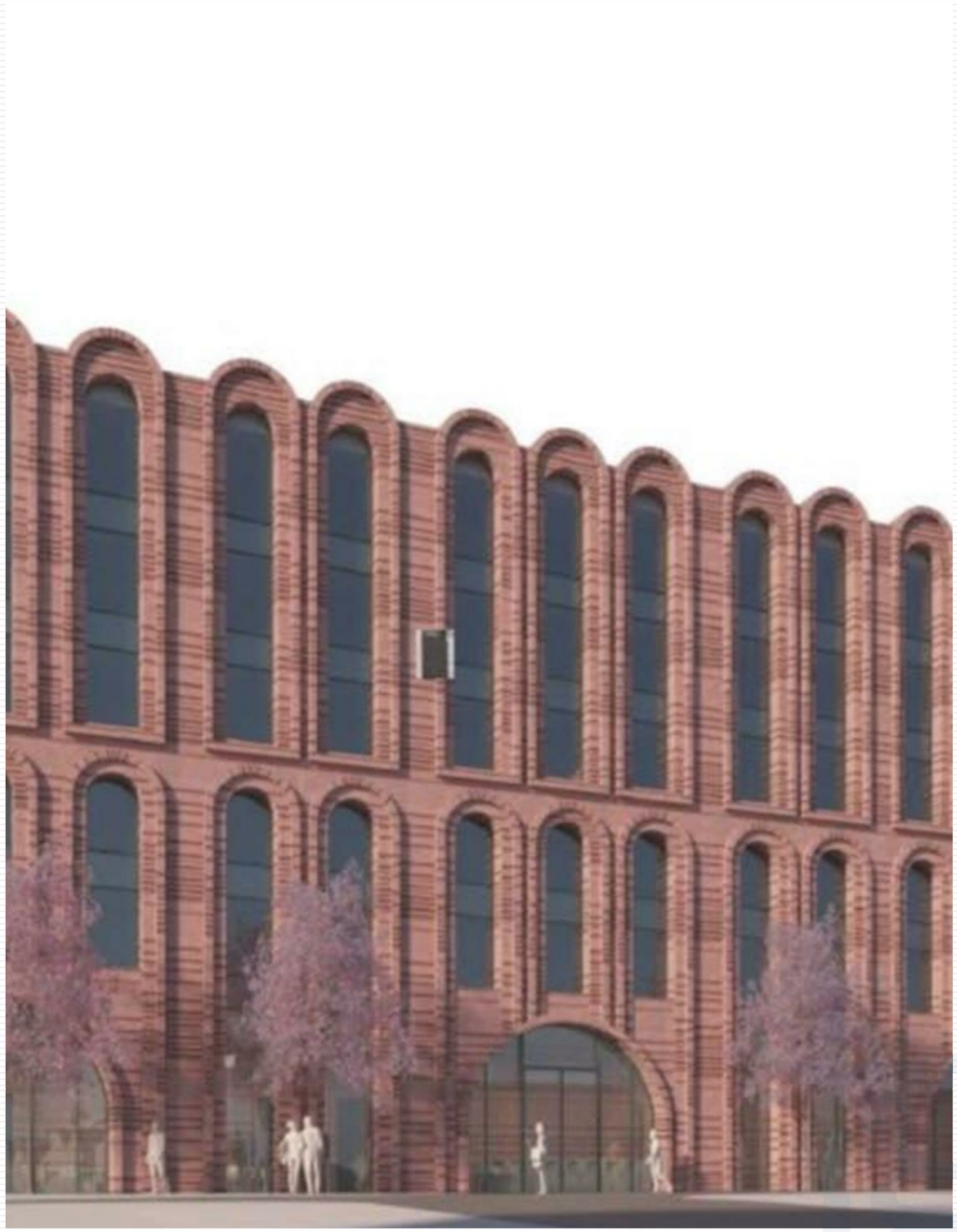
Welcome to Hendon...

The proposed development includes:
152-Bed Aparthotel – modern, high-quality accommodation.
Co-Working Space – flexible workspace facilities for professionals and business travellers.
Bar & Restaurant – food and beverage facilities catering to guests and the wider public.
Gym & Fitness Centre – dedicated health and wellness facilities.
Swimming Pool – an additional leisure amenity enhancing the guest experience.
Site & Development Details
Total Proposed Floor Area: 9,217 sqm (96,197 sq ft)
Total Site Area: 0.52 acres
Planning Status: Granted Planning Permission
Proposed Use: Apart hotel with co-working, hospitality and leisure facilities
Accommodation: 152 beds
Investment Highlights
Planning permission already granted, offering a valuable head start in the development process.
Opportunity to deliver a comprehensive hospitality and lifestyle destination.
Multiple potential revenue streams from accommodation, co-working, food and beverage, and leisure facilities.
Suitable for developers, hotel operators, investors and hospitality groups seeking a development opportunity.
Enquiries
A rare opportunity to acquire a site with planning permission for a substantial

Edgware Road

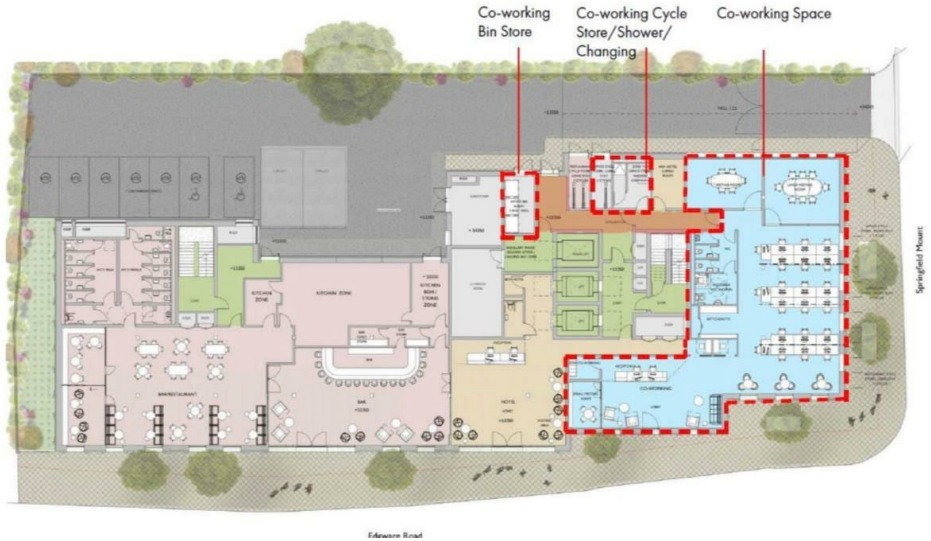




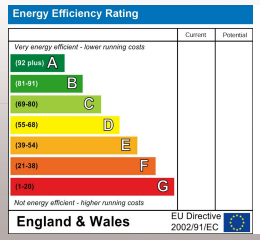


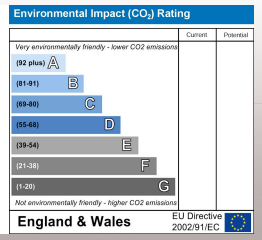



levation on Edgware Road looking south



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement





Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

Estate Agents
Valuers
Private office
Development Consultants
Property Consultants
Asset & Capital Management

Fuller Gilbert & Company Est. 2001

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