



*Pumicestone*  
PROPERTY

DEVELOPMENT FOR SALE | 5,433 SQ FT

**31 BEETHOVEN STREET, QUEENS PARK, LONDON, W10 4LJ**



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## EXCEPTIONAL REFURBISHMENT OPPORTUNITY IN QUEENS PARK TO CREATE A 5,433 SQ FT HOME

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- Rare freehold opportunity to create a bespoke residence (STPP) in Queen's Park, NW6
- Generous footprint of approx. 5,453 sq. ft (506 sq. m) arranged over two expansive floors
- Former 19th-century industrial building – rich in character and heritage
- Potential to combine dramatic living spaces with flexible work or creative studios (STPP)
- A true Grand Design for a creative self builder or Developer



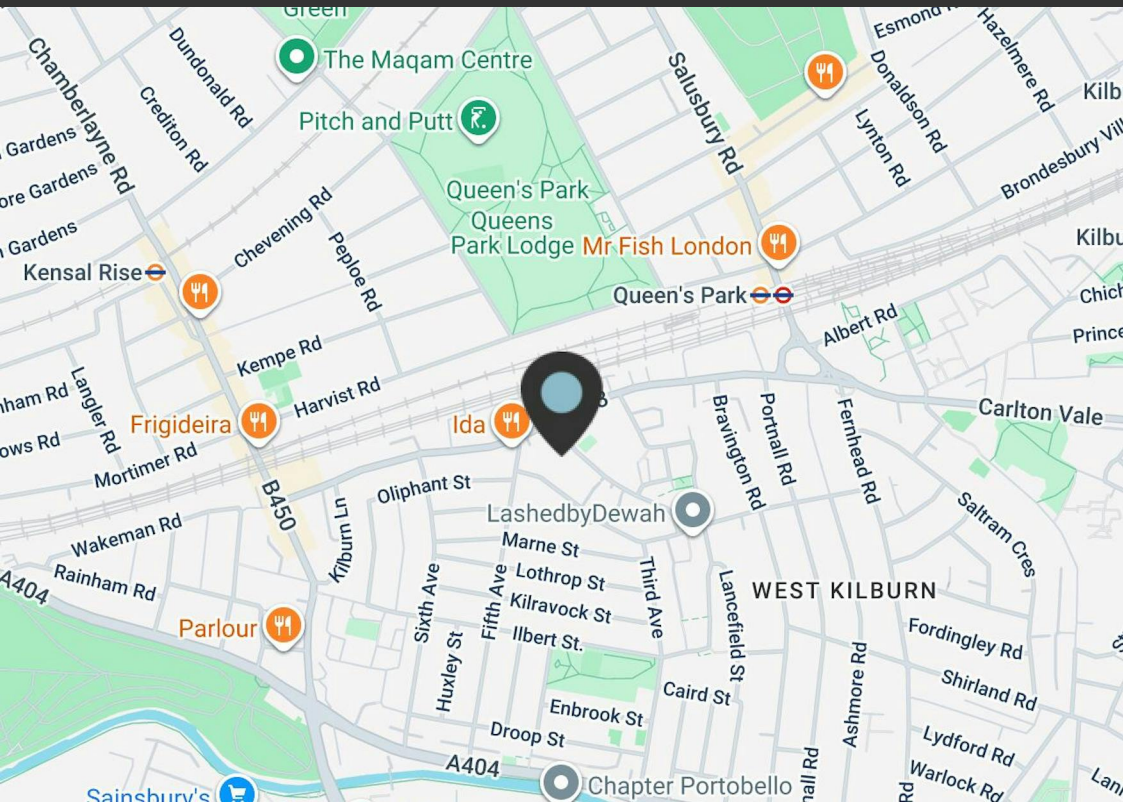


# DESCRIPTION

A rare chance to transform a former 19th-century industrial building into a truly bespoke residence (STPP), located in the vibrant and highly sought-after neighbourhood of Queen's Park.

Extending to 5,453 sq. ft (506 sq. m) across two expansive floors, the property offers vast volumes and endless flexibility — the perfect foundation for creating a one-of-a-kind home that seamlessly blends generous living areas, inspiring workspaces, and striking architectural features.

This is a genuine blank canvas: an opportunity to celebrate the building's rich industrial heritage while introducing modern sophistication and design flair. With full refurbishment and remodeling required, the stage is set to craft an exceptional residence that reflects your vision, lifestyle, and ambition.



# LOCATION

Beethoven Street offers a charming blend of characterful residential homes and vibrant independent businesses, creating a genuine neighbourhood feel.

Ideally positioned, it enjoys excellent connectivity with Queen's Park Underground (Bakerloo Line, 0.4 miles) and Kensal Rise Overground (0.6 miles) both within easy reach, providing swift and convenient access across London.





## AVAILABILITY

Name	sq ft	sq m	Availability
Building	5,433	504.74	Available

## PRICE

£1,750,000

## IMAGES

All images used are CGI provided by our client's Architectural Designer Arall.

## PLANNING APPLICATION

Notification has been made to Westminster City Council for Prior Approval for a change of use of the commercial, business and service uses (Class E) to dwellinghouses (Class C3), to create a 2 X dwellings over ground floor and first floor levels under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 3, Class MA. Reference 25/05967/P3JPA

## VIEWINGS

Strictly via arrangement with Dutch and Dutch.

## CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 01/10/2025



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