



PRIME LONDON EXTENSION & BASEMENT COST GUIDE 2026 EDITION

Indicative construction ranges for extensions, lofts and basements across prime London.

across prime London.



ARCHITECTURE • DESIGN • BUILD • JOINERY • INTERIOR DESIGN

One team. One contract. One standard.

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#nu

HOW TO USE THIS GUIDE

PRIME LONDON BUDGET PLANNING

Indicative construction ranges for prime London residential projects in 2026.

- Final costs depend on size, access, structural complexity, specification and MEP scope.
 - Ranges are guide prices, not fixed quotations.
 - Professional fees, statutory costs, party wall matters, contingency and VAT should be allowed separately.
 - For a tailored budget, arrange a project review with NU Projects.
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"Most renovation budgets are wrong before they start."

REAR KITCHEN EXTENSION



INDICATIVE PRIME LONDON CONSTRUCTION RANGE

£160k - £250k

Ideal for opening up the rear of a London house and creating a larger kitchen, dining and family space linked to the garden.

Illustrative project imagery

SIDE RETURN EXTENSION



INDICATIVE PRIME LONDON CONSTRUCTION RANGE

£140k - £220k

A smart way to widen the ground floor of a Victorian or Edwardian house and improve light, flow and day-to-day family living.

Illustrative project imagery

WRAPAROUND EXTENSION



INDICATIVE PRIME LONDON CONSTRUCTION RANGE

£200k - £320k

Combines the rear extension and side return to create a much larger, brighter ground floor with more flexibility for layout and storage.

Illustrative project imagery

TWO-STOREY EXTENSION



INDICATIVE PRIME LONDON CONSTRUCTION RANGE

£220k - £400k

Adds valuable space over two levels, typically enlarging both the ground floor living areas and the bedroom accommodation above.

Illustrative project imagery

MAIN DORMER LOFT



INDICATIVE PRIME LONDON CONSTRUCTION RANGE

£90k - £140k

A practical way to add a new bedroom suite or office level, usually with a rear dormer and improved staircase access.

Illustrative project imagery

MANSARD LOFT



INDICATIVE PRIME LONDON CONSTRUCTION RANGE

£140k - £220k

A more substantial roof reconstruction, often used in prime London where planning context and heritage detailing matter.

Illustrative project imagery

EXISTING BASEMENT CONVERSION



INDICATIVE PRIME LONDON CONSTRUCTION RANGE

£180k - £300k

Transforms underused lower-ground space into high-value accommodation such as a gym, cinema room, guest suite or family snug.

Illustrative project imagery

NEW BASEMENT EXCAVATION



INDICATIVE PRIME LONDON CONSTRUCTION RANGE

£500k - £900k+

The most substantial route to gaining floor area, often used for leisure, wellness, staff or family spaces where site conditions allow.

Illustrative project imagery



BUDGET THE WHOLE PROJECT

BUILD COST IS ONLY ONE PART OF THE INVESTMENT

DESIGN & PLANNING

Architecture, interior design, surveys and planning work should be established before construction starts.

STATUTORY & TECHNICAL

Building Control, structural engineering and party wall matters depend on the property and scope.

SPECIFICATION

Kitchen, sanitaryware, joinery, lighting, stone, flooring and specialist finishes materially affect the final cost.

CONTINGENCY

Existing buildings carry unknowns. A sensible contingency should remain available until the work is opened up.

VAT

VAT should be treated separately when comparing budgets and contractor quotations.

START WITH A REALISTIC BUDGET.

Send us the property address and proposed scope. We will tell you what needs to happen next.

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