



A WONDERFUL OPPORTUNITY IN ONE OF NORTHWOOD'S PREMIER ROADS

8 Linksway, Northwood, Middlesex, HA6 2XB





PLANNING GRANTED FOR A NEW 14,300SQFT HOUSE

- **PLANNING REF. NO. 2645/APP/2016/4571**
- **LEVEL PLOT OF APPROXIMATELY 3/4 ACRE**
- **CHAIN FREE**

A rare opportunity to acquire a plot of approximately 0.75 of an acre with planning permission to create a new 14,300sqft house in one of Northwood's premier roads.

The property is situated on one of the areas most sought after positions on the Copse Wood Estate which is a popular residential area characterised by individual detached houses in substantial plots. Northwood Town Centre is approximately 0.6 of a mile away which offers excellent shopping facilities, restaurants and coffee houses together with the Metropolitan Line train Station providing access to Baker Street and the City. The M25 and M40 motorways are both easily accessible. The area is well served by a number of schools and has a range of sporting facilities including golf courses and Health Clubs.

Please note; the plot measurement and OS has been sourced from Promap and the accuracy cannot be guaranteed. The Computer generated images within this brochure are indicative only.

Tree Preservation Orders (TPOS); We understand a number of the trees on the site are subject to TPOS. Interested parties should make their own enquiries via the local authority and/or their solicitors.

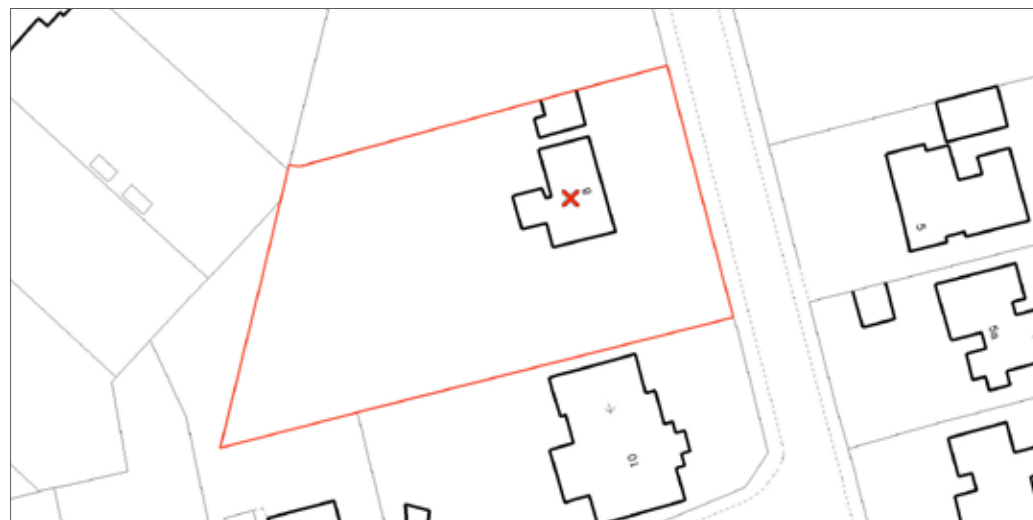
Boundaries & Fencing Positions; Robsons will do their best to specify the ownership of all the boundaries referred to within these particulars of sale.

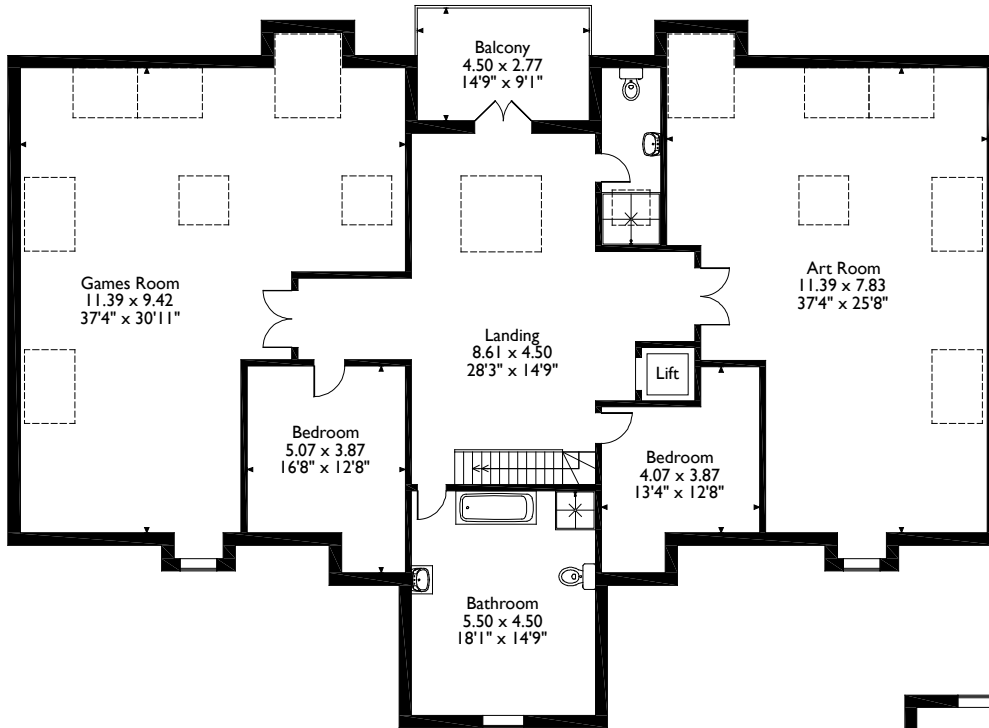
Please note that we have not undertaken a detailed survey of any of the boundaries and are relying on Promap for the information provided. Interested parties should make their own enquiries.

Guide Price: Price on Application

Tenure: Freehold

Local Authority: The London Borough of Hillingdon



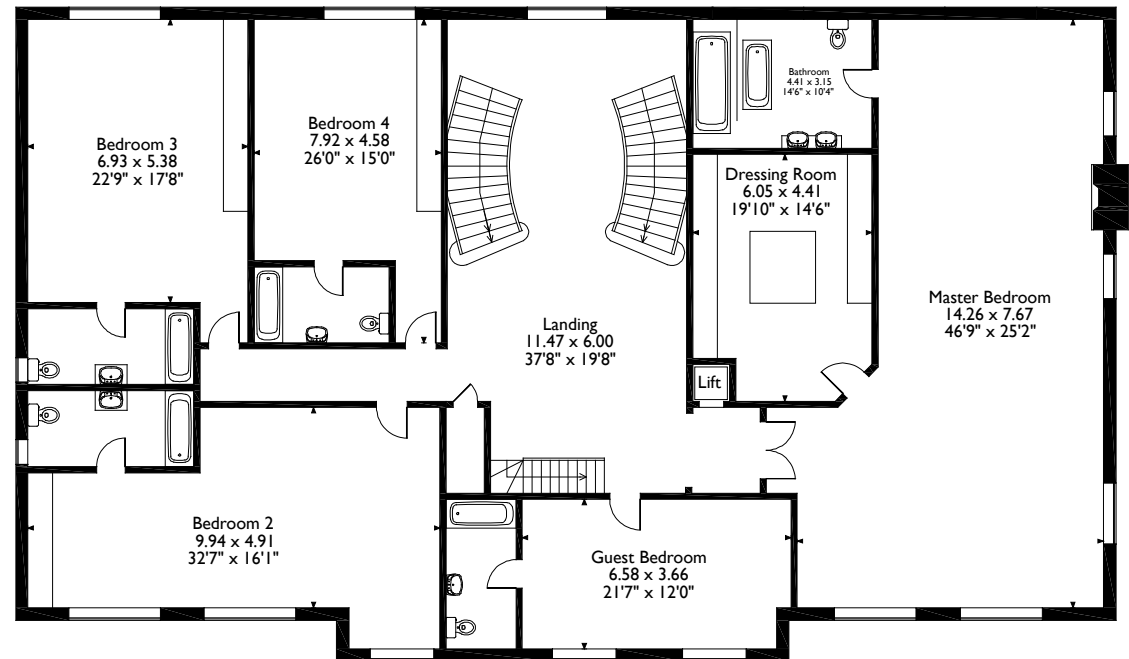


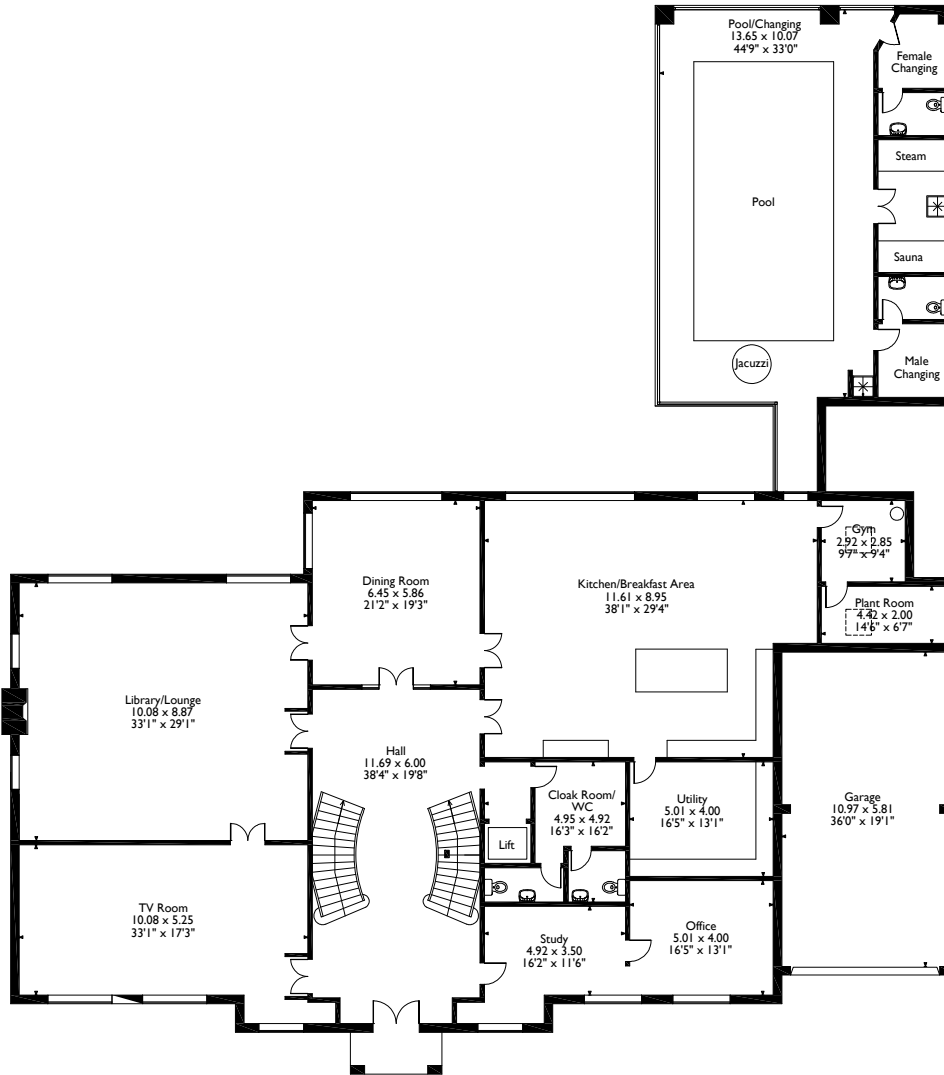
PROPOSED SECOND FLOOR PLAN

Games Room 9425mm max. x 11390mm + (Bed 3875mm x 5070mm max.)
 Bathroom 4502mm x 5500mm
 Landin 4500mm x 8610mm
 Balcony 4500mm x 2775mm
 Art Room 7835mm max. x 11390mm + (Bed 3875mm x 4070mm min.)

PROPOSED FIRST FLOOR PLAN

Master Bedroom 7670mm x 14265mm
 Dressing 4410mm x 6050mm
 Bathroom 4410mm x 3150mm
 Guest Bed 6585mm x 3665mm, + Ensuite 1850mm x 3665mm
 Landing 6000mm x 11475mm
 Bed Two 9945mm x 4915mm max., + Ens 4065mm x 1860mm
 Bed Three 5380mm x 6930mm, + Ens 4065mm x 1860mm
 Bed Four 4585mm x 7920mm max., + Ens 3315mm x 1860mm





PROPOSED GROUND FLOOR PLAN

TV Room 5250mm x 10080mm

Library / Lounge 8870mm x 10080mm

Hall 6000mm x 11690mm

Dining 5860mm x 6455mm

Study 4925mm x 3500mm min.

Cloakroom / WC 4925mm x 4495mm

Kitchen / Breakfast 11610mm max. x 8955mm

Utility 5010mm x 4000mm

Office 5010mm x 4000mm

Garage 5810mm x 10970mm

Gym 2925mm x 2850mm

Plant Room 4425mm x 2000mm

Pool / Changing 10070mm x 13650mm

(Measurements are in millimetres)

ROBSONS

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londonoffice.co.uk

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