



Sarre Road, London NW2 3SL

**WAYNE
& SILVER**

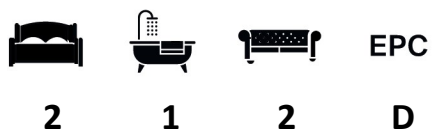
Sarre Road, London NW2 3SL

A rarely available garden apartment with a substantial development opportunity to build a new two-story house (subject to the usual planning consents).

The property gives any incoming buyer the chance to refurbish the current 2-bedroom apartment (in excess of 1,000 Squ Ft) with the potential to extend subject to the usual consents. The property further benefits from a private 74 ft garden. Additionally the opportunity to create a brand new home at the rear of the garden, measuring to in the region of of 800 Squ Ft and opening onto Gondar Gardens, NW6. (subject to the usual planning consents).

Located in a prime location, making it convenient for local shops, restaurants, and amenities on Mill Lane and West End Lane. Excellent transport links, including Jubilee, Overground, and Thameslink services, can be found nearby at West Hampstead and Kilburn.

Sole Agents



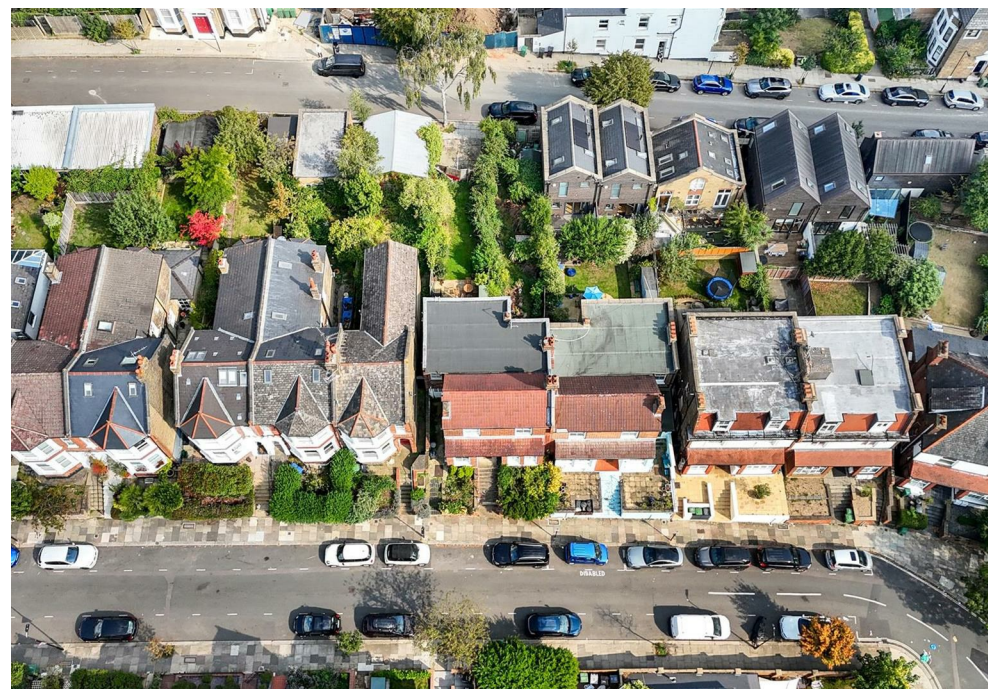
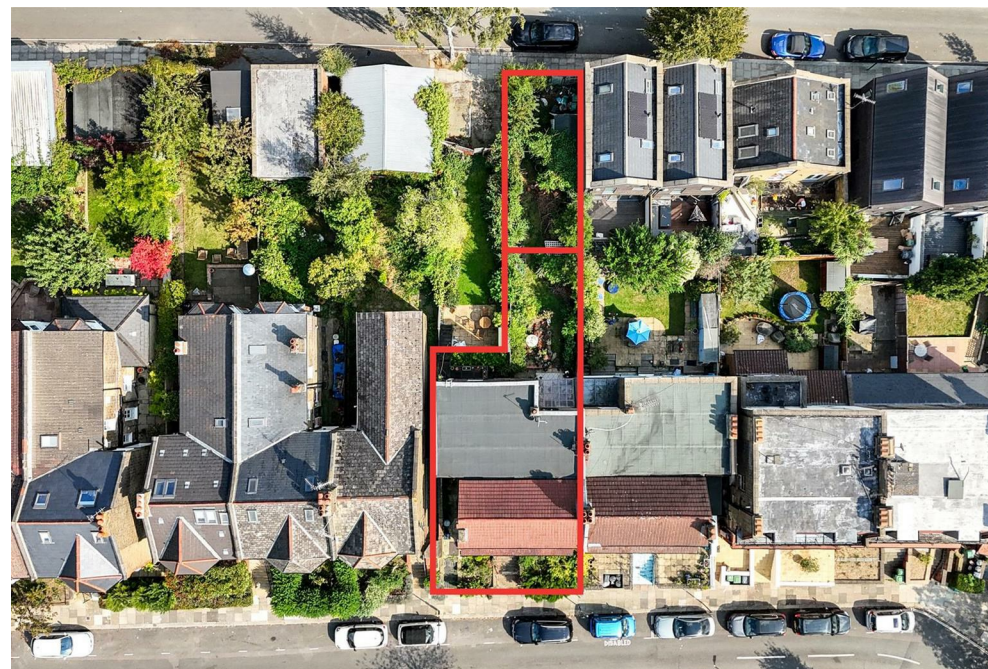
Guide price: £1,000,000

Tenure: Leasehold - Share of Freehold

Service Charge: Add text here

Local Authority:

Council Tax Band:





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GROSS INTERNAL AREA: 1006 SQ. FT / 94 SQ. M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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We would be delighted to tell you more
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