

Lot 11

35 Upper Park Road,
London NW3 2UL

GUIDE PRICE: £1.35 million plus



DETACHED RESIDENCE IN PRIME LOCATION WITH PLANNING PERMISSION FOR LUXURY FLAT DEVELOPMENT

This unique opportunity exists to acquire a detached house in a sought after location that sits on a plot of approximately 0.1 acres and currently benefits from full planning permission to demolish and erect a scheme of 7 flats with the gross total built area of 11,780 sq ft. The planning has been granted under Local Authority Ref No. 2007/1710/P. The scheme provides for 1 x 1 bedroom unit, 4 x 2 bedroom units and 2 x 3 bedroom units, together with communal gymnasium area. There is scope to adapt any existing planning permission to maybe provide a pair of semi-detached houses or alternatively a revamped application in regards to the flats, subject of course to obtaining the necessary planning consent that will be required. The existing house provides spacious four bedroom accommodation and benefits from gas-fired central heating and partial double-glazing. There is an existing off-street parking space to front of the building and a garden to the rear. The property is offered in reasonable decorative order and the building is sold with the benefit of full vacant possession. The property may well be of interest to owner/occupiers and will certainly be of interest to developers and investment purchasers.

STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■



This illustration is for information purposes only and does not form part of the contract

LOCATION

Upper Park Road is located within the London Borough of Camden that is located to the North West of Greater London. The property is well located for travel facilities and road connections. Upper Park Road connects the A502 Haverstock Hill close to Belsize Park Underground Station to Garnett Road. Royal Free Hospital is located within 1 mile and the picturesque Hampstead Village along with Hampstead Heath is also within walking distance. The property is certainly located within a quaint part of London and this tree-lined road is considered locally to be very popular.

ACCOMMODATION

Entrance hall, cloakroom, living room 22'4 x 12', kitchen/diner 21'9 x 15'2, breakfast room 11' x 9'5, first floor landing, bedroom one 14' 2 x 11', bedroom two 11'8 x 9'8, bedroom three 11' x 8', bathroom, second floor landing, bedroom four 13'9 x 12'7, bathroom two, garden to rear, parking to front.

LOCAL AUTHORITY & TAX RATING

London Borough of Camden 020 7278 4444
Council Tax Band: H

VENDORS SOLICITORS

Soloman Taylor Shaw - 3 Coach House Yard
Hampstead High Street
London, NW3 1QF
020 7431 1912

VIEWING TIMES

06/10/08 at 2pm
11/10/08 at 11am
14/10/08 at 2pm

