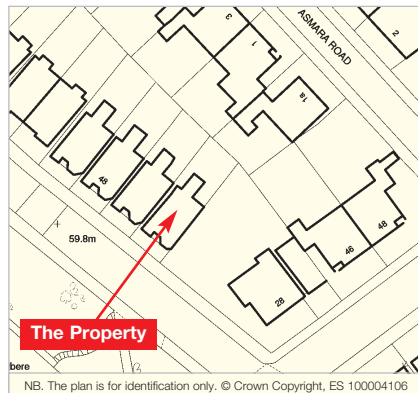


## London NW2

### 44 Westbere Road, West Hampstead NW2 3RU

- A Freehold Detached Family House
- Providing Six Bedroom Accommodation
- Rear Garden
- Certificate of Lawfulness for a Loft Conversion

## Vacant Possession



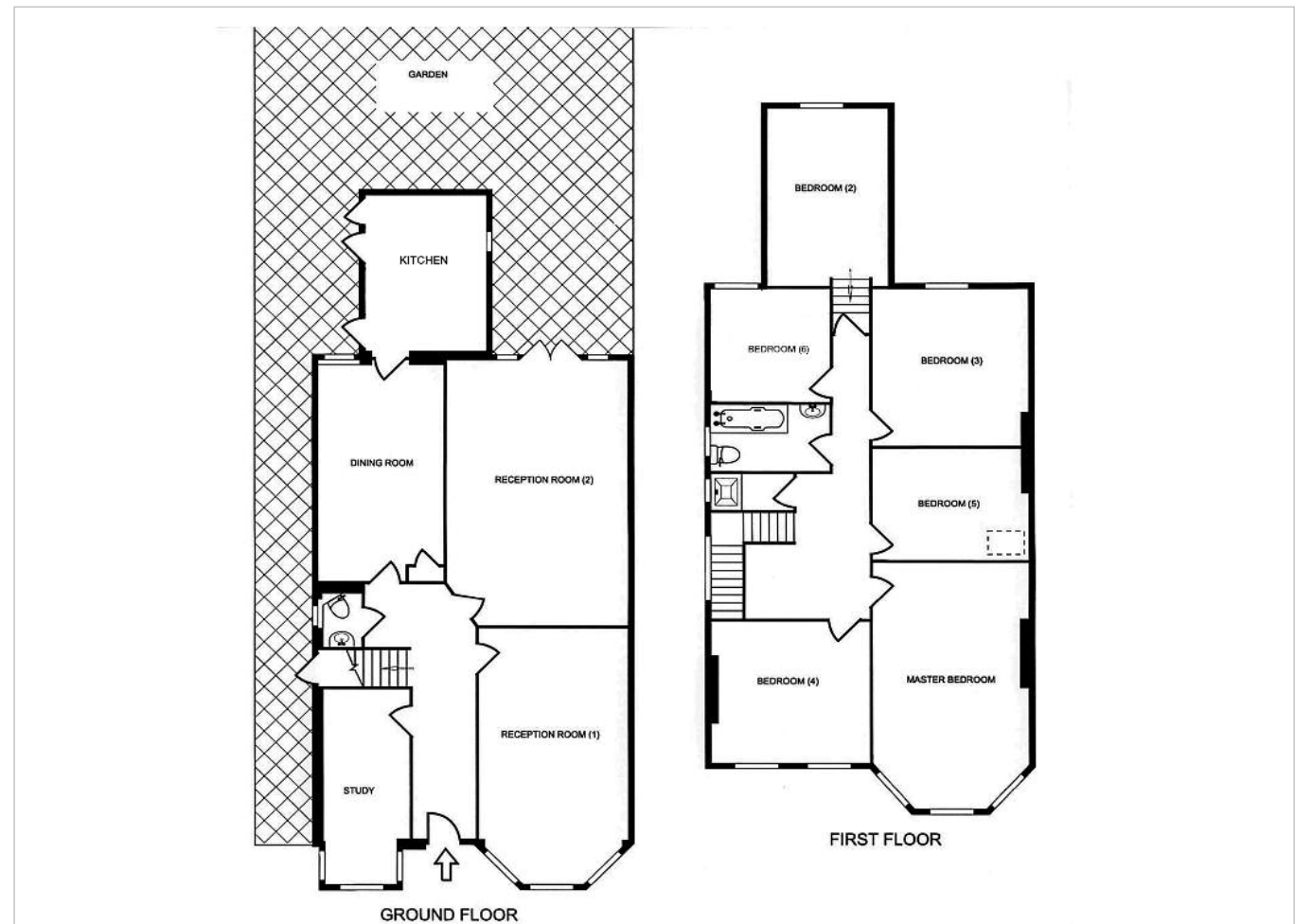
### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 11.15 – 11.45 a.m. (Ref: UD).

### Seller's Solicitor

Messrs Bude Storz (Ref: MB).  
Tel: 0208 800 2800.  
Email: bb@budestorz.com

### VACANT – Freehold House



### Tenure

Freehold.

### Location

Westbere Road is located off Mill Lane, which in turn runs off West End Lane. The property itself is situated on the east side of Westbere Road, close to its junction with Menelik Road. Extensive shops, restaurants and bars are available in West Hampstead with further amenities being accessible in Kilburn. West Hampstead Rail and Overground Stations, together with West Hampstead Underground Station (Jubilee Line), are close by.

### Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden.

### Accommodation

**Ground Floor** – Two Reception Rooms, Kitchen through to Dining Room, Study, Separate WC and wash basin

**First Floor** – Six Bedrooms, Bathroom with Shower Cubicle, WC and wash basin

### Planning

Local Planning Authority: London Borough of Camden  
Tel: 0207 974 4444

A certificate of lawfulness was granted on 13th November 2008 (Application No.: 2008/3800/P) for 'roof extensions to side and rear elevations of dwelling house'. This will provide a further bedroom and shower room.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

