

London NW2

163 Fordwych Road, NW2 3NG

- **A Freehold Detached House**
- Arranged to provide Six Bedroom Accommodation
- Planning Permission Granted Under Permitted Development Rights for Rear Extension and Loft Conversion
- Existing Floor Area (GIA) approximately 246.65 sq m (2,655 sq ft)
- Proposed Floor Area (GIA) approximately 313 sq m (3,360 sq ft)
- Rear Garden



Rear Garden

To View

The property will be open for viewing every Wednesday between 9.30 – 10.00 a.m. and every Saturday between 2.15 – 2.45 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Joint Auctioneer

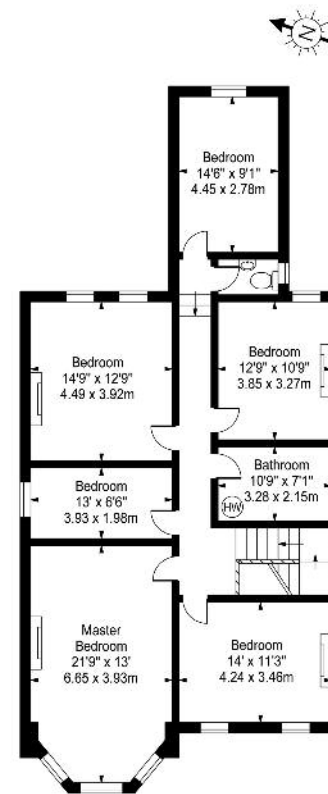
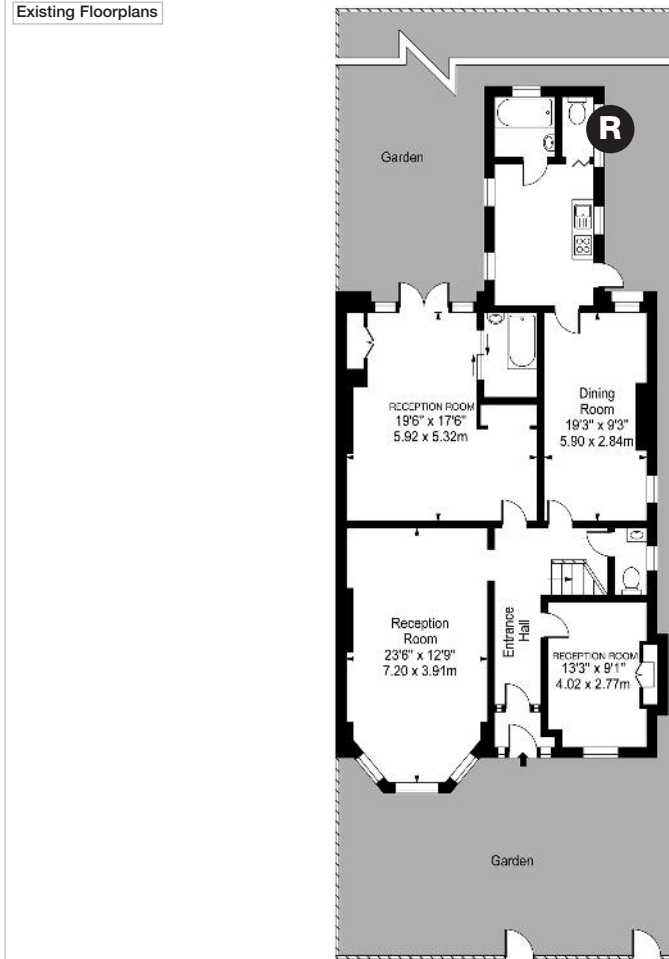
Messrs Gammell and Co
(Ref: Stephen Grossman).
Tel: 0208 452 7891.
Email: properties@gammell.co.uk

Seller's Solicitor

Messrs Michael Simkins (Ref: Sal Mamujee).
Tel: 0207 874 5645.
Email: sal.mamujee@simkins.com

VACANT – Freehold House with planning

Existing Floorplans



Tenure

Freehold.

Location

The property is located on the east side of Fordwych Road, close to its junction with Maidstone Road. Local shops and amenities are readily available along Cricklewood Broadway and Shoot-up-Hill, with the further facilities of both Brent Cross Shopping Centre and O2 Centre also being within reach. Edgware Road (A5) provides direct access to both The North Circular Road (A406) and the M1 Motorway to the north and Kilburn Underground Station (Jubilee Line) is within walking distance to the south and Cricklewood Rail Station and Brondesbury Overground Station are also close at hand to the north and south respectively.

Description

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

Accommodation

Ground Floor – Four Reception Rooms, Kitchen, Two Bathrooms, WC

First Floor – Six Bedrooms, Kitchen, Bathroom/WC
GIA approximately 246.65 sq m (2,655 sq ft).

Planning

Local Planning Authority: Camden Borough Council.
Tel: 0207 974 4444.

The property benefits from planning permission dated 23rd November 2015 (Ref: 2015/6319/P) for "erection of a hip-to-gable roof extension to the rear, 2 x roof dormers to each side and 2 x single storey rear extensions".

Plans and planning permission documents are available from the auctioneers upon request. Please email jimmy.bruce@allsop.co.uk

First time on the market for over 30 years

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.allsop.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.

