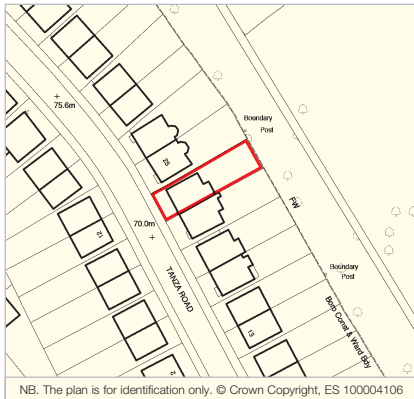


## London NW3

### 23 Tanza Road, Hampstead NW3 2UA

- **A Freehold Well Located Attractive Semi-Detached Victorian Building**
- **Currently arranged as Four Self-Contained Flats**
- **Planning Permission for Reconfiguration to provide Two Self-Contained Maisonettes and One Self-Contained Flat**
- **Direct Private Access onto Hampstead Heath**
- **Gross Internal Area Approximately 343.8 sq m (3,700 sq ft)**

## Vacant Possession (upon Completion)



### To View

Please call the Joint Auctioneers.

### Joint Auctioneers

Messrs Benham and Reeves  
(Ref: Jon Hughes).  
Tel: 0207 435 9822.  
Email: jonhughes@b-r.co.uk

### Seller's Solicitor

Messrs Michael Simkins  
(Ref: Sam Charkham).  
Tel: 0207 874 5643.  
Email: sam.charkham@simkins.com

### VACANT – Freehold Building



### Tenure

Freehold.

### Location

The property is located on the east side of Tanza Road which runs between Parliament Hill and Nassington Road. The open spaces of the ever popular Hampstead Heath can be accessed via a private gated entrance to the rear of the building. Local shops, boutiques and fashionable bars are available within both Hampstead and Belsize Village. London Overground services run from Hampstead Heath Station and Northern Line Underground services run from Belsize Park Station a short distance to the south. Hampstead Heath is a large park extending to approximately 320 hectares (790 acres). There are a chain of ponds running along its eastern perimeter including three open air swimming ponds.

### Description

The property comprises a semi-detached building arranged over lower ground, ground and two upper floors beneath a pitched roof. The property is currently configured to provide four self-contained flats. The property extends (GIA) to approximately 343.8 sq m (3,700 sq ft) and benefits from a garden to the rear with direct access via a private gate onto Hampstead Heath.

### Accommodation

**Lower Ground Floor** – Reception Room, Two Bedrooms, Shower Room with WC and Wash Basin, Kitchen

**Ground Floor** – Reception Room, Bedroom, Kitchen, Shower Room with WC and Wash Basin

**First Floor** – Reception Room/Kitchen, Two Bedrooms, Bathroom with WC and Wash Basin

**Second Floor** – Reception Room/Kitchen, Two Bedrooms, Bathroom with WC and Wash Basin

### Planning

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

The property benefits from planning permission for the conversion of existing to provide a four bedroom garden maisonette, three bedroom upper maisonette with balcony and a two bedroom first floor flat.

Copies of the plans and planning permissions are available from the auctioneers upon request. Please email jimmy.bruce@allsop.co.uk

Furthermore, the property may afford potential for conversion to a family house, subject to obtaining the necessary consents.

NB. We are informed that the property extends (GIA) to approximately 343.8 sq m (3,700 sq ft) including the loft space into the eaves.

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](http://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.



