



Land to the rear of  
87-93 Kingsgate Road,  
London NW6 4JY

CGI



## Freehold Development with Planning Permission in West Hampstead

- Planning permission to construct 1 x 3 bedroom family dwelling
- Approximately 1463sq.ft house with courtyard garden
- Desirable West Hampstead location
- Freehold
- Offers in excess of £700,000

### Description

The existing site comprises of a residential garage and land to the rear of 87 – 93 Kingsgate Road. The site now benefits from planning permission to demolish the existing garage and create 1 x three storey, 3 bedroom end of terrace bespoke design dwelling with courtyard garden of approximately 1,463sq.ft

### Location

The property is situated in the highly desirable area of West Hampstead, within the London Borough of Camden.

Kingsgate Road is a short walk from the busy and cosmopolitan West End Lane, which is host to a variety of shops, restaurants and amenities. Brent Cross and Westfield shopping centres are both a short drive from the property. The large green open spaces of Hampstead Heath and Regents Park are also nearby.

The property is within the catchment area for the outstanding rated Kingsgate and St Eugene de Mazenod Primary Schools and the St Augustine's High School.

# Land to the rear of 87-93 Kingsgate Road, London NW6 4JY

Existing Site



CGI – View looking down Messina Avenue



Michael Isaacs 01992 660204  
michael-isaacs@highfield-investments.co.uk

Sam Bacon 01992 660204  
sam.bacon@highfield-investments.co.uk

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

highfield-investments.co.uk

+44 (0)1992 660204

# Land to the rear of 87-93 Kingsgate Road, London NW6 4JY

## Transport

The property is well situated for an easy commute around London via West Hampstead (Jubilee Line) and West Hampstead (London Overground), both of which are a short walk away. There are local bus links to Edgware, Brent Park and Brent Cross Shopping Centre. The A41 and A406 are both a short drive from the property leading into Central London and out on to the M25 and M11.

## Planning Permission

Planning permission was granted on 21 January 2015, under the application number 2014/3658/P for the demolition of the existing garage and erection of a three-storey single family dwelling house.

For any further planning enquiries please contact Camden Council Planning Department on 020 7974 4444

## Financial Contributions

The site is liable to a CIL contribution totaling approximately £6,800.

## Tenure

Freehold.

## VAT

The sale will not be subject to VAT

## Additional Information

A further information pack is available upon request including copies of existing and proposed plans.

## Terms

Offers are invited in excess of £700,000.

## Viewings

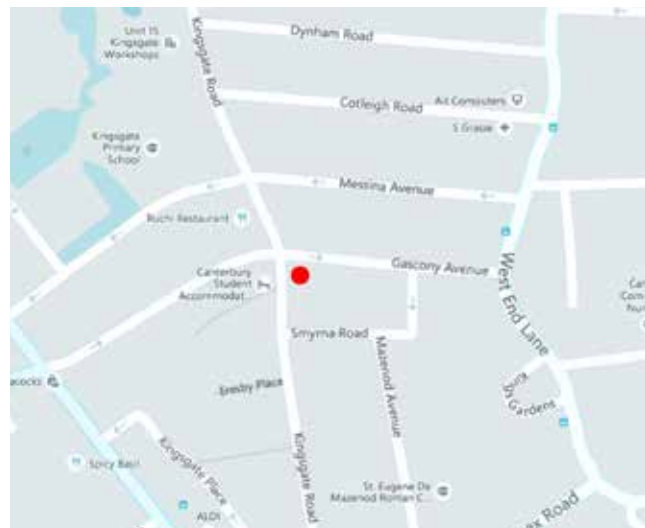
Can in the first instance be adequately made from the roadside.

## Site map



Michael Isaacs 01992 660204  
michael-isaacs@highfield-investments.co.uk

## Location map



Sam Bacon 01992 660204  
sam.bacon@highfield-investments.co.uk

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.