



91-93 High Road, Willesden Green, NW10 2SU

Must be seen £675,000 | 4 Bed | 2 Bath | 1 Reception

MAPESBURY

Must be seen £675,000

Freehold

- 1 x 4 bedroom top floor flat with 1020 Sq Ft lateral living space
- Freehold investment building including a courtyard to the rear
- Sale includes a first floor vacant office/store
- Planning permission granted for three flats (1st, 2nd & 3rd floor level)
- Freehold generating in excess of £5,000 income per annum
- Landmark building situated in the heart of Willesden
- Sold with Vacant Possession
- EPC Rating: C

Investment opportunity in Willesden Green NW10 consisting of a Large 4 Bedroom top floor flat plus first floor separate office with planning granted for 3 new flats. Sale subject to lease hold flat and freehold company purchase without exception. For further information on the approved proposed plans for the development, please revert to Brent Council's Planning Department Planning website with the following Reference Numbers:

1. Proposed first floor and second floor rear extension to accommodate conversion into 2x studio flats with cycle storage spaces. Brent Council Ref: 25/2652
2. Plans and approval notice for the proposed loft flat. Erection of 2 rear dormer windows and 3 front rooflights to create a self-contained flat. Brent Council Ref: 24/1660

Community Infrastructure Levy Charge approximately £32,000 relating to 3 new Studio Flats.

Current Approximate Size:

First Floor Office/Store: 201 Sq Ft / 18.66 Sq M

Top Floor Flat: 1020 Sq Ft / 94.2 Sq M

Total: 1221 Sq Ft / 113.43 Sq M

Approximate Sizes Proposed New Approved Flat Sizes:

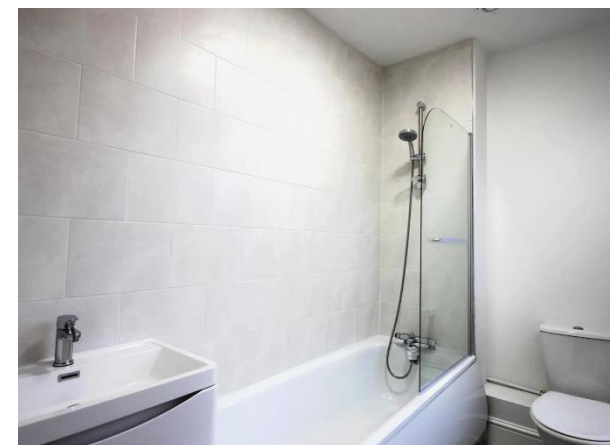
First Floor Studio Flat 400 Sq Ft / 37.2 Sq M

Reconfigured Second Floor 688 Sq Ft / 64.1 Sq M

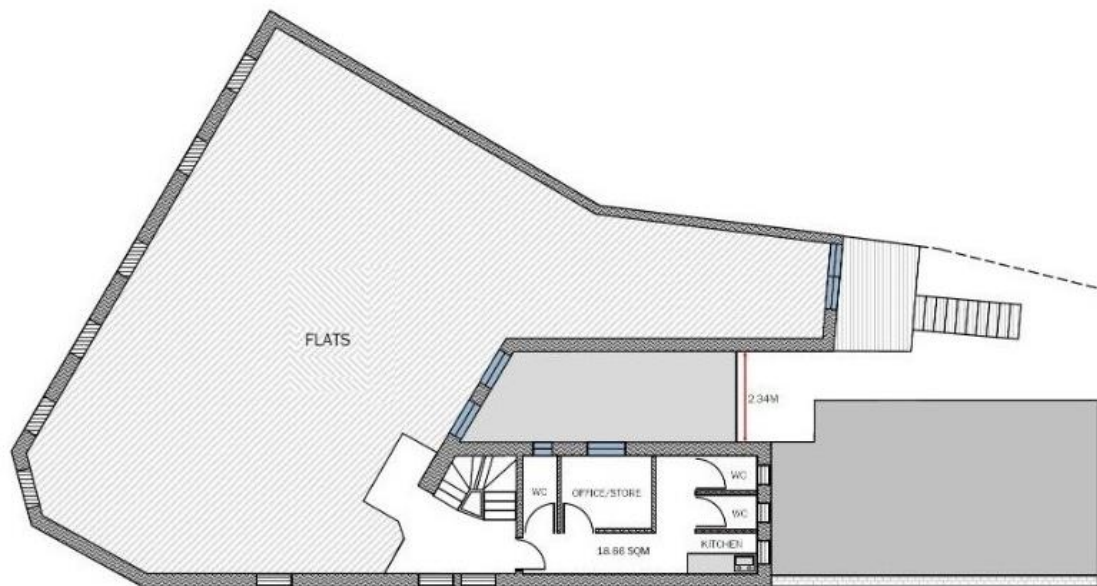
Second Floor Studio Flat 399 Sq Ft / 37.1 Sq M

Loft Studio Flat 402 Sq Ft / 37.4 Sq M


Disclaimer: These particulars are intended to give a fair description of the property but do not constitute an offer or contract. All measurements are approximate and for guidance only. Prospective purchasers should satisfy themselves as to the accuracy of all formation by inspection and due diligence at their own risk prior to exchange.







First Floor Flat
Approx. Size: 201 Sq Ft (18.66 Sq M)

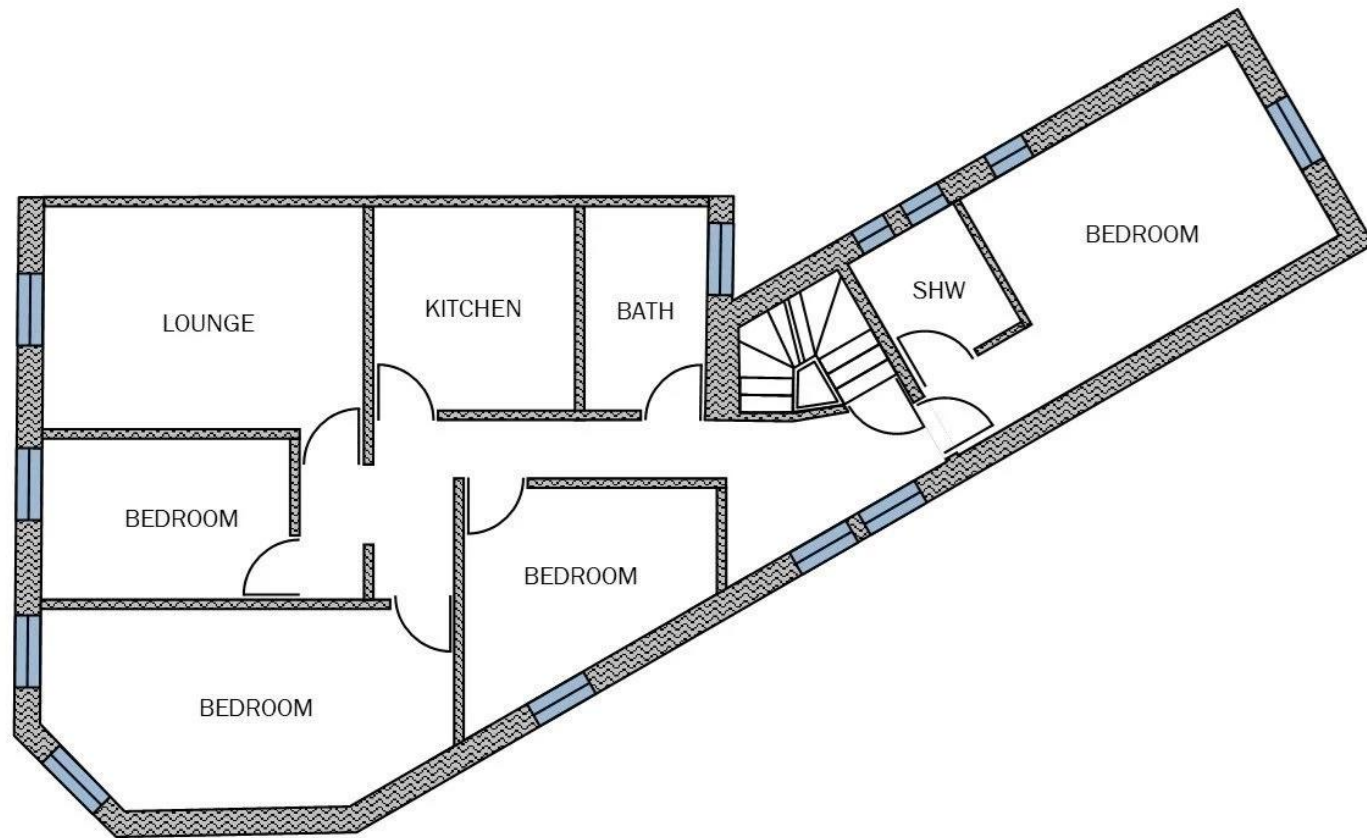
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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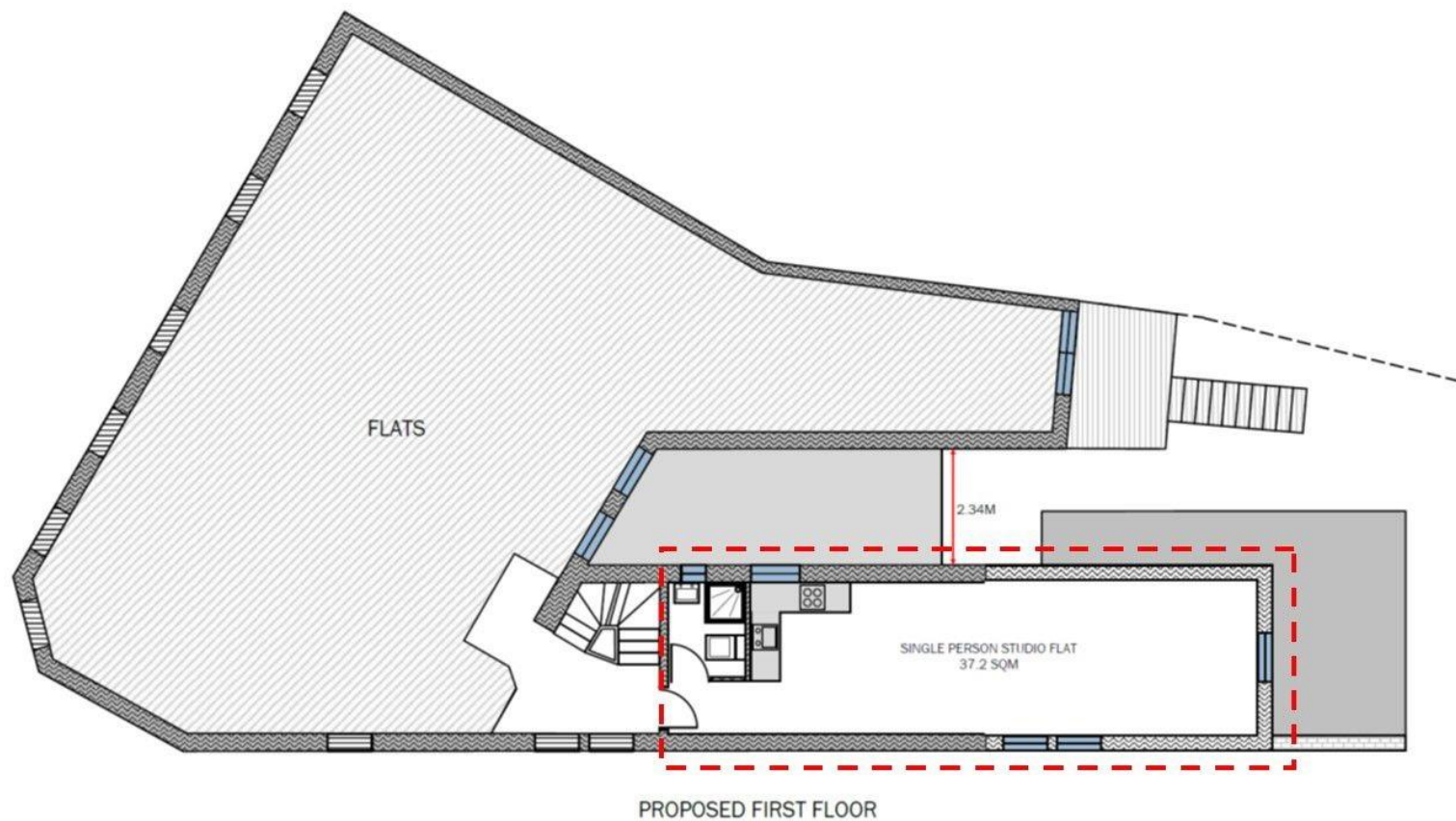
Mapesbury House
 84 Walm Lane
 Willesden
 London
 NW2 4QY

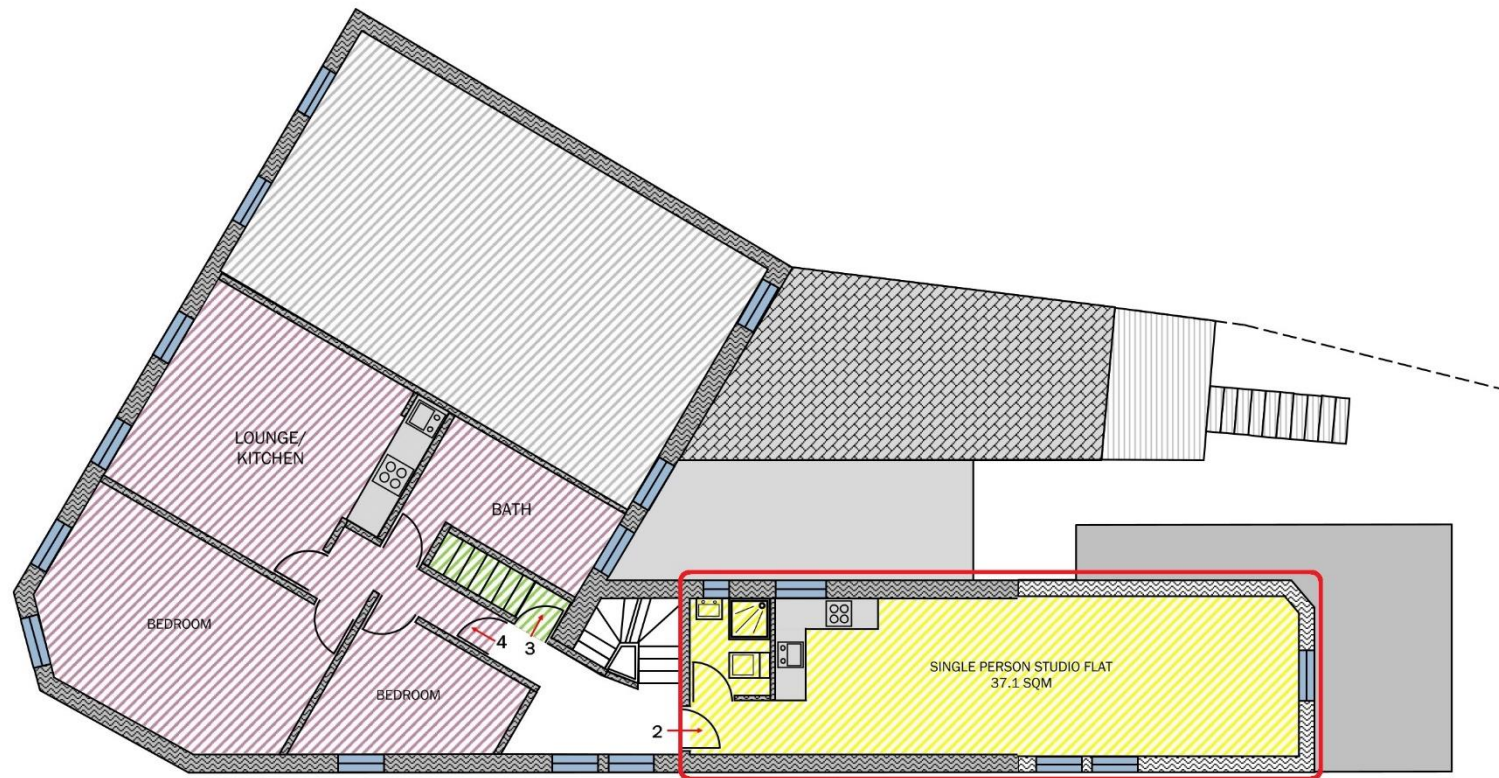
020 8451 8999
contact@mapesbury.co.uk

mapesburyproperty.co.uk



Top Floor Flat
Approx Size: 1020 Sq Ft (95 Sq M)





RECONFIGURED SECOND
FLOOR FLAT

APPROX - 64.1 SQM

APPROVED SECOND FLOOR STUDIO FLAT
UNDER REF: 25/2652

APPROX - 37.1 SQM



1:100 - A3 PAPER

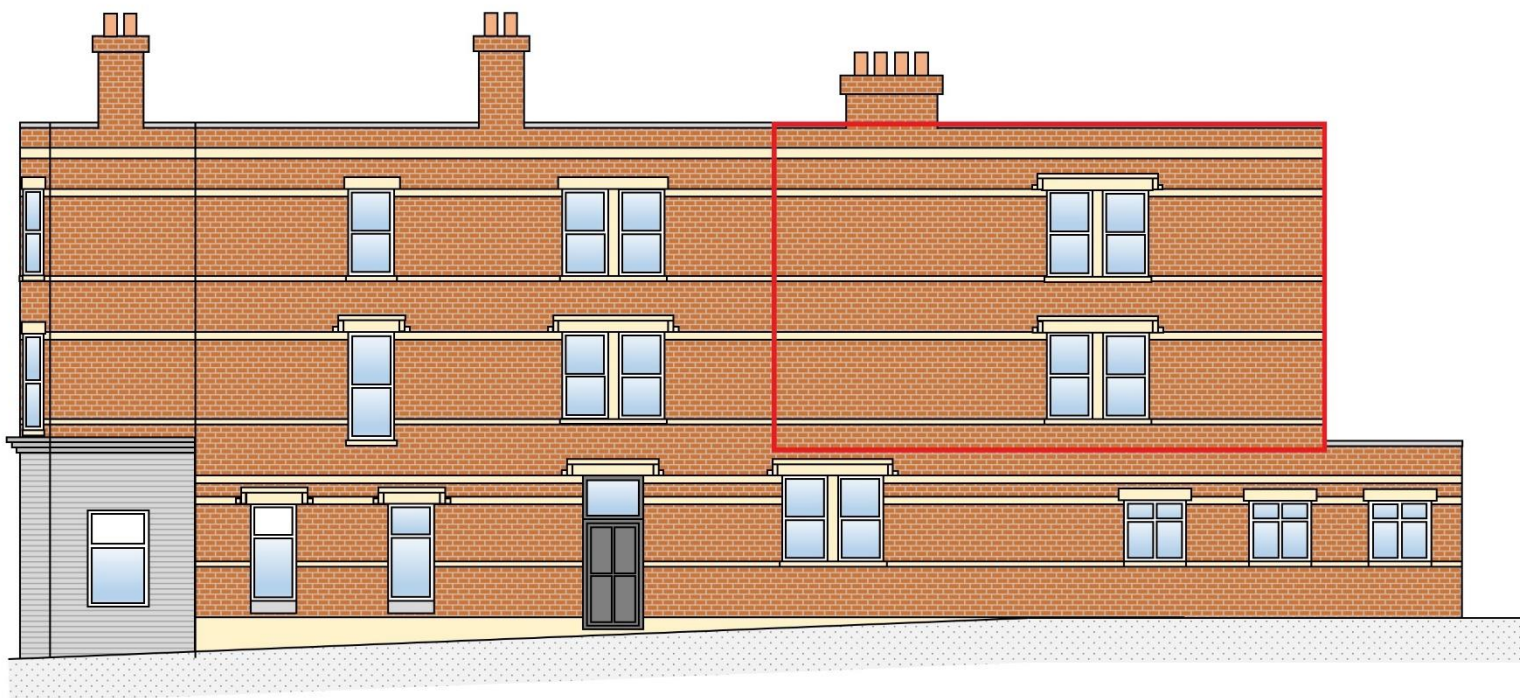


APPROVED LOFT FLOOR STUDIO FLAT
UNDER REF: 24/1660

APPROX - 37.4 SQM
PURLIN WALL AT 1.9M

0 1 5M 10M
Meters @ 1:100 @ A3

1:100 - A3 PAPER



APPROVED FLANK ELEVATION UNDER REF: 25/2652

- FACING BRICK TO MATCH EXISTING
- STONE STRING COURSE TO MATCH EXISTING
- BRICKWORK BOND TO MATCH EXISTING
- WINDOWS TO MATCH EXISTING

0 1 5m 10m
Meters @ 1:100 @ A3

1:100 - A3 PAPER



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

0 1 5M 10M
Meters @ 1:100 @ A3

1:100 - A3 PAPER