

rodgers
estate agents



Northwood Road
Harefield, Greater London, UB9 6PW



£695,000 Freehold

RESIDENTIAL DEVELOPMENT SITE - A mixed use building comprising retail at ground floor (Use Class E) and a flat at first floor (Use Class C3) that has full planning permission to convert into two semi detached houses. The planning is for a two bedroom house circa 850 square feet and a three bedroom house circa 1,400 square feet. (Application Ref: 24375/APP/2023/2018). The location is excellent being within a minutes walk of the village centre and within easy reach of schools, amenities, and a local park. Vacant possession. Viewings from Monday 22nd.



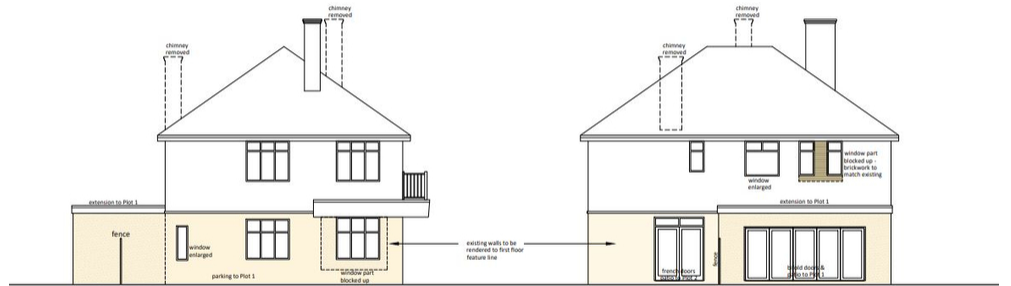
STREET ELEVATION (NORTHWOOD ROAD)



NORTHWOOD ROAD

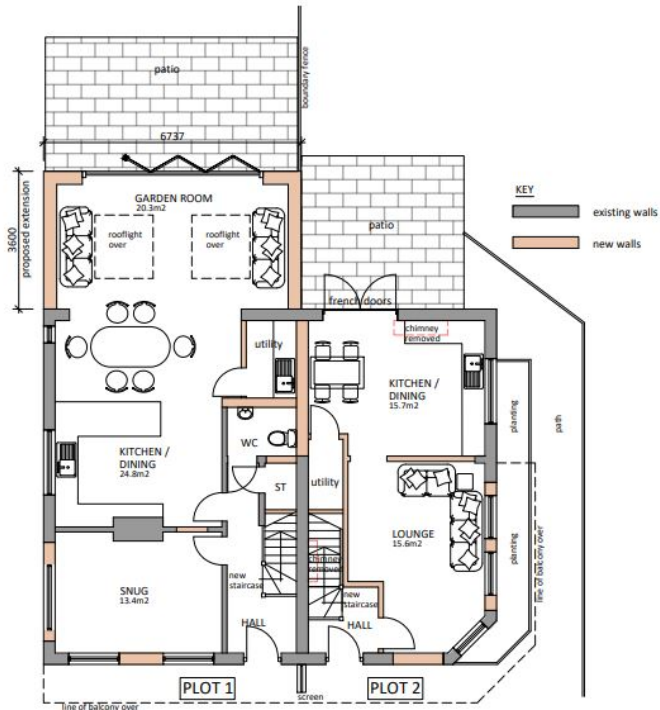


NORTH WEST ELEVATION (TO NORTHWOOD ROAD) SOUTH WEST ELEVATION (TO BREAKSPEAR ROAD NORTH)



NORTH-EAST ELEVATION

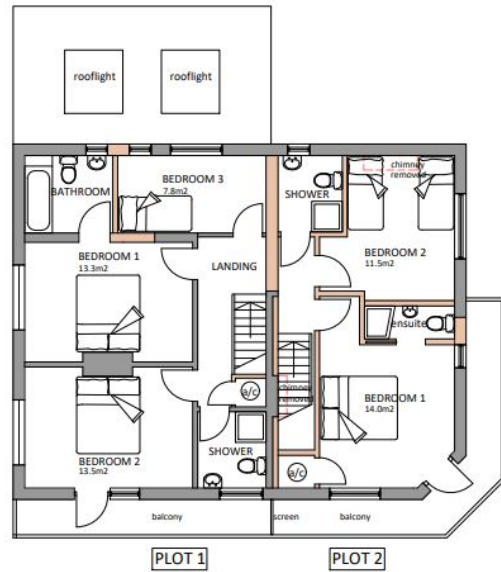
SOUTH-EAST ELEVATION



GROUND FLOOR PLAN

PLOT 1 (3 BED 5 PERSON)
 GF = 76.0m² GIA
 FF = 54.7m² GIA
 total = 130.7m² (1,406ft²)

PLOT 2 (2 BED 4 PERSON)
 GF = 39.5m² GIA
 FF = 39.5m² GIA
 total = 79.0m² (850ft²)



FIRST FLOOR PLAN



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