

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)



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

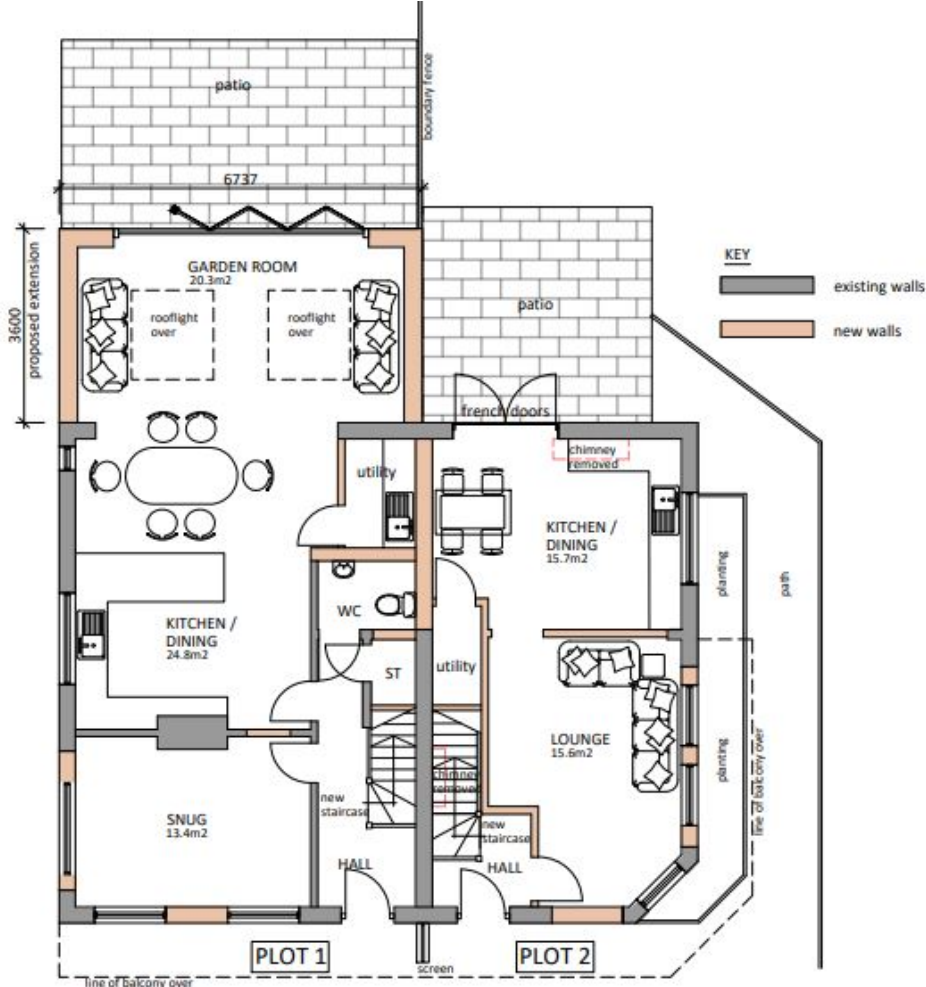
NORTHWOOD ROAD

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)

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