

FOR SALE

GUIDE PRICE £1.6m

DRAFT



RESIDENTIAL DEVELOPMENT OPPORTUNITY ADJACENT TO HAMPSTEAD HEATH

**Cleared site with planning consent for 2x
4 bed/3 bath houses in prime location**

**LAND ADJACENT TO JACK STRAW'S CASTLE,
NORTH END WAY, HAMPSTEAD, LONDON, NW3 7ES**



Jeremy Leaf & Co
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020 8446 4295
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Cleared site of approximately 0.008 ha (0.02 acre) with planning consents (Ref: APP/X5210/W/20/3261840 and APP/X5210/Y/20/3261841) for a residential development of two 4-bedroom houses of approximately 139.82 sq. m (1505 sq. ft) and 129.97 sq. m (1399 sq. ft).

The site is situated within the London Borough of Camden as part of the Hampstead Conservation Area, adjacent to the Grade II listed Jack Straws Castle Public House and Hampstead Heath.

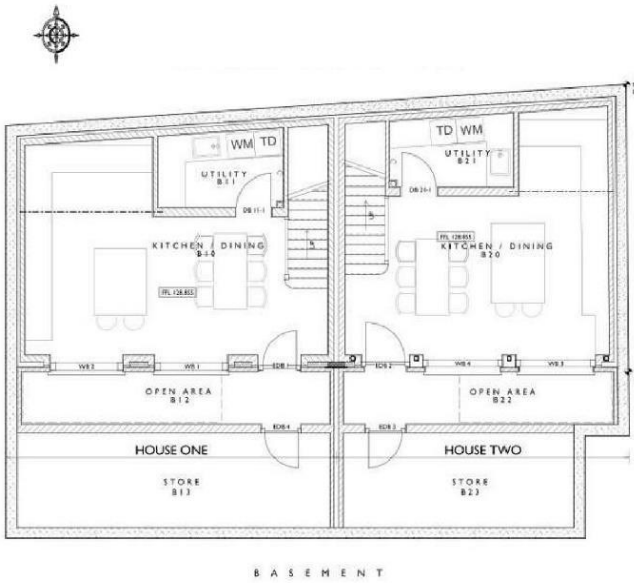
Proposed Schedule of Accommodation			
		Approx sq. m.	Approx sq. ft.
House 1	4 bedroom / 3 bathroom	139.82	1505
House 2	4 bedroom / 3 bathroom	129.97	1399

Hampstead Underground station (Northern line) is around 0.4 miles away and Hampstead Heath Overground station about 0.9 miles away providing easy access to central London.

Offers in the region of £1,600,000 for the long leasehold interest with vacant possession subject to contract should be submitted to owners' agents Jeremy Leaf & Co from whom further planning details, plans, viewing arrangements etc are available upon request.

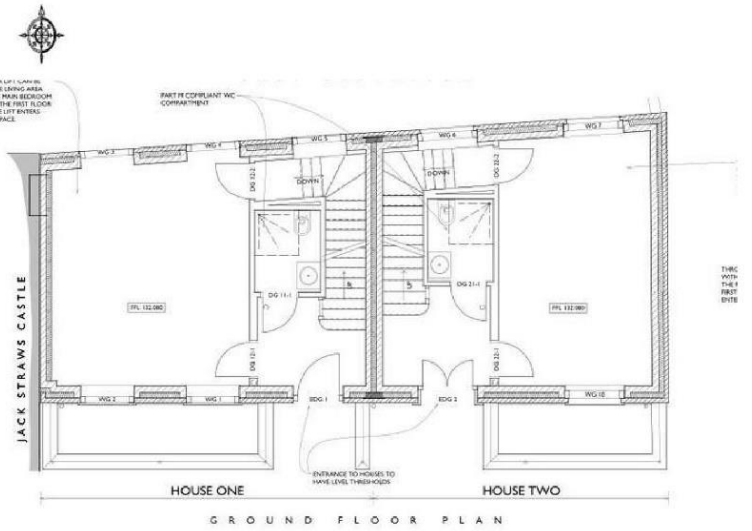
CONSENTED FLOOR PLANS

BASEMENT FLOOR



Not to Scale

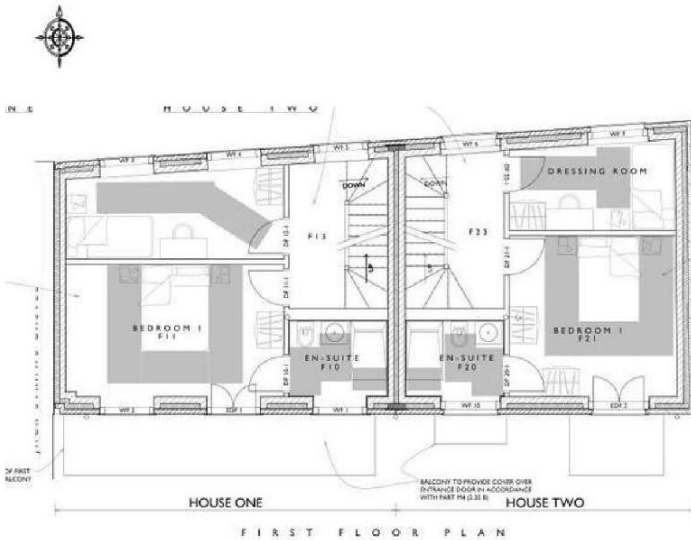
GROUND FLOOR



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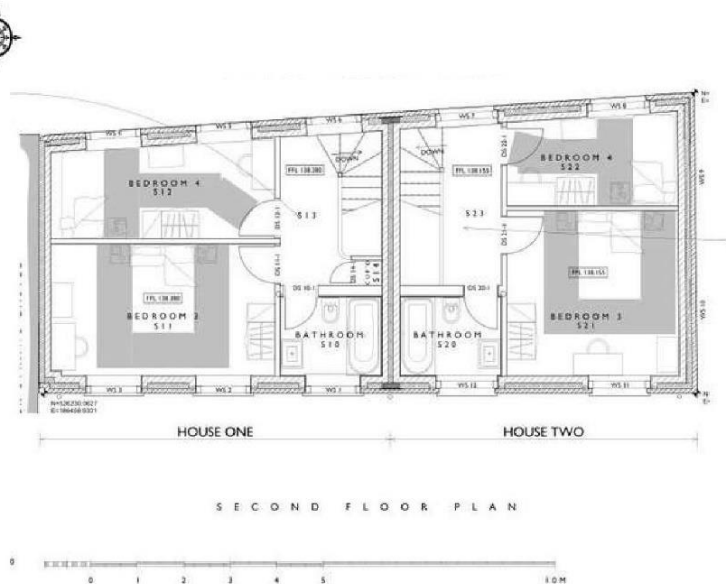
CONSENTED FLOOR PLANS

FIRST FLOOR

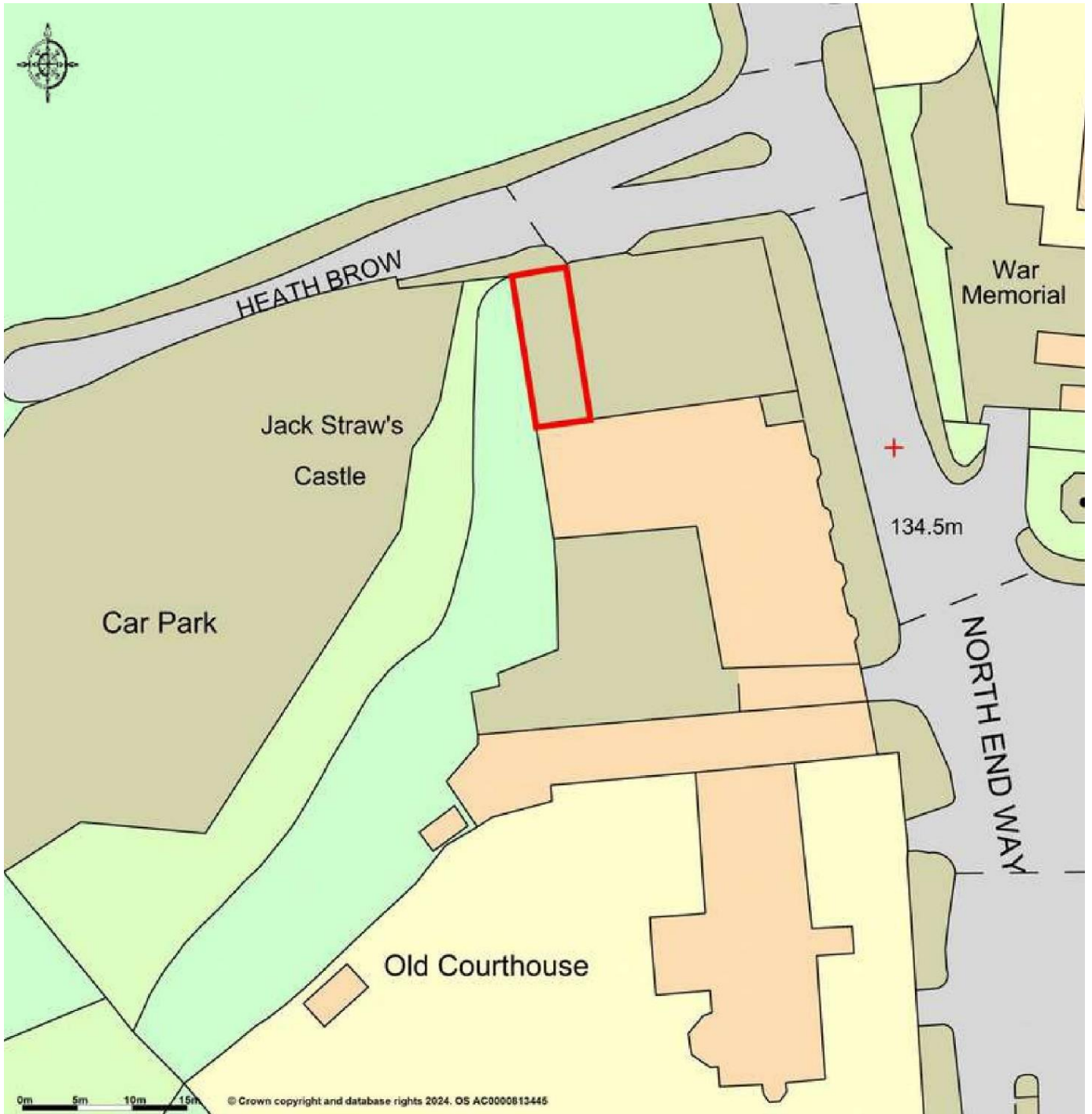


Not to Scale

SECOND FLOOR



Not to Scale



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