



Laleham Avenue

London, NW7 3HL

LAND INVESTMENT FOR DEVELOPMENT. Nestled along Laleham Avenue Mill Hill, we present an opportunity for investors/developers to acquire two extremely spacious one bedroom apartments with private gardens that currently house two garages. Our 'in house' architect has indicated the size of the land where the garages sit can be developed to fit a new three bedroom detached house (subject to relevant consents). You will be acquiring the COMPLETE FREEHOLD of all properties so additional freeholder's consents for re-development would not be required. Both properties would also lend themselves to be converted to two bedroom apartments with minimal development. To see site of our proposed plans or advice on resale values please contact Carrington.

£820,000 Freehold

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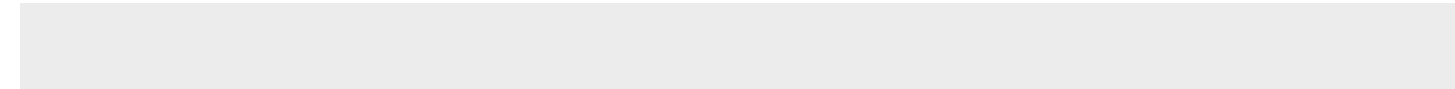


- Land and Two Maisonettes
- Invesment Opportunity
- Prime Location
- Vacant Possession



[Directions](#)







GFF, Laleham Avenue



Approx. Gross Internal Area: 56.3 m² ... 606 ft²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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