

39 Salmon Street, London, NW9 8PP

A UNIQUE DEVELOPMENT OPPORTUNITY TO BUILD A LUXURIOUS FAMILY HOME We are delighted to bring to the market this significant plot of land with planning permission granted to construct a stunning five bedroom, five bathroom property located on one of the most sought after roads in the area.

The approved planning permits an enviable detached property set over four floors, offering circa 4,600sqft of living accommodation incorporating a cinema room, a gym, a swimming pool, a large reception room, a full width open plan kitchen dining room, a separate utility room and large bedrooms with en-suite facilities.

Externally the property will provide off street parking with a large garden to the rear.

If you would like to discuss this opportunity in more detail, please call our sales team.

- UNIQUE DEVELOPMENT OPPORTUNITY
- LARGE PLOT OF LAND AVAILABLE
- FULL PLANNING PERMISSION GRANTED
- HIGHLY SOUGHT AFTER LOCATION
- LUXURIOUS FIVE BEDROOM DETACHED PROPERTY
- SET OVER FOUR FLOORS
- CINEMA ROOM, GYM & SWIMMING POOL
- CIRCA 4,600 SQ,FT OF ACCOMODATION

£1,250,000

Floor Plan

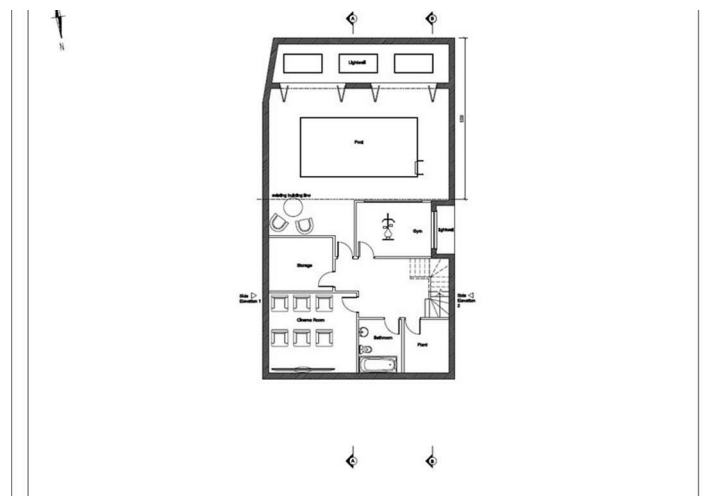
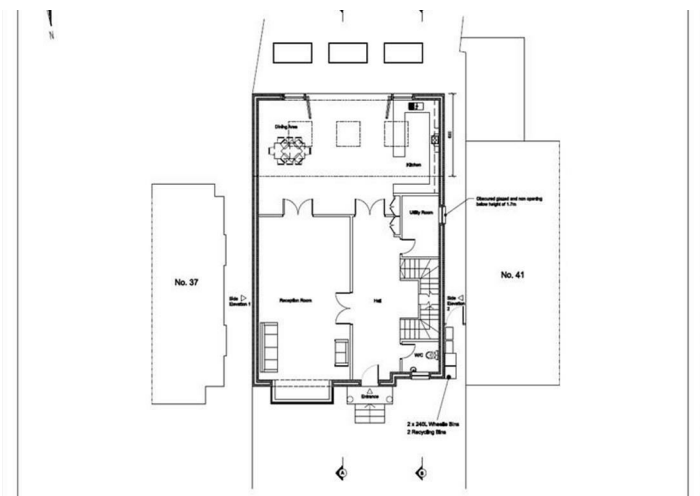


Area Map



Energy Efficiency Graph

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	
102 plus) A		92 plus) A	
(81-101) 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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