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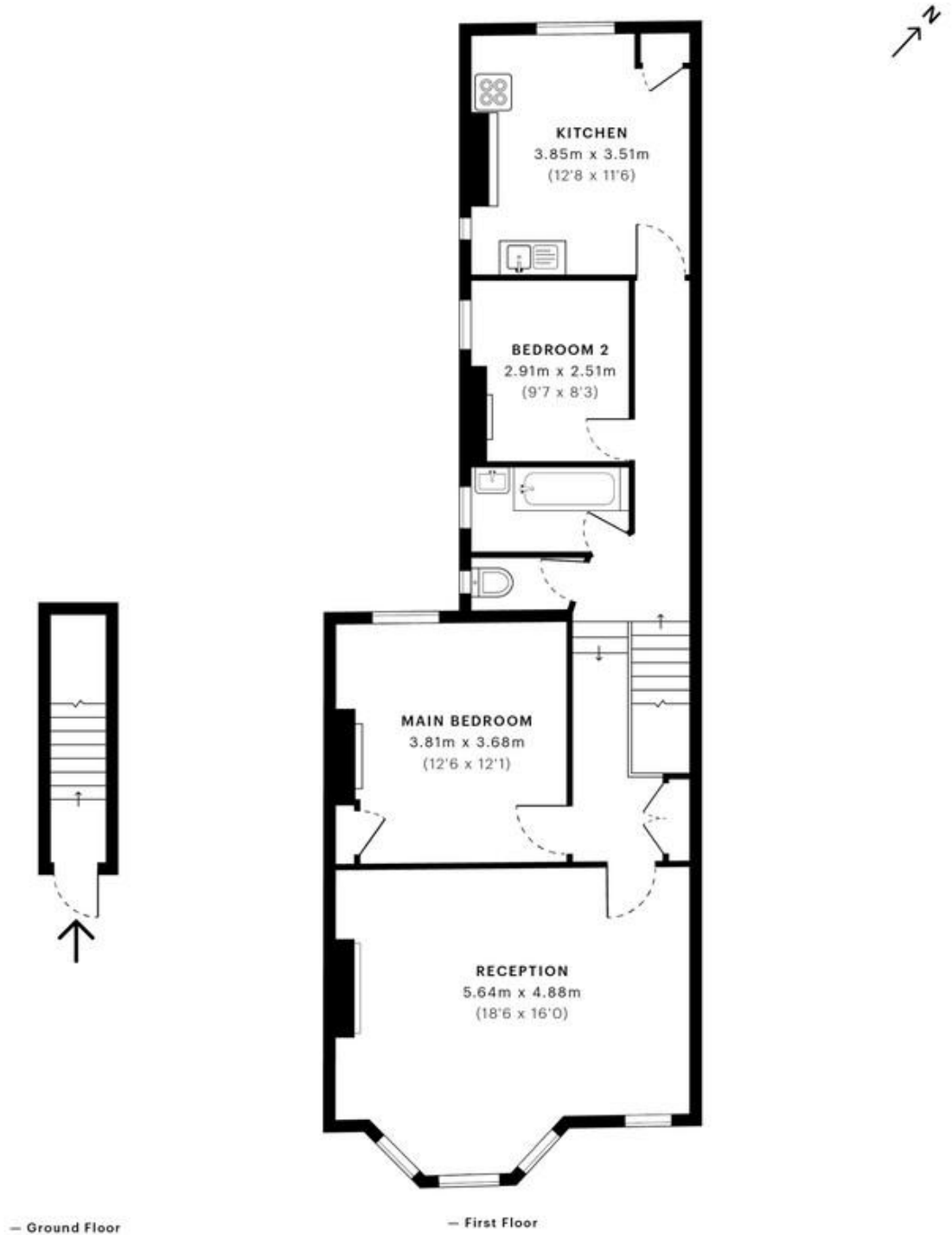


Cholmondeley Avenue, London NW10

£500,000 Leasehold

Welcome to Cholmondeley Avenue, stripped out first floor flat with planning permission in place. A Rare Blank Canvas with Planning Permission to Create a Stunning 1,385 sq ft Home. Opportunities like this are few and far between. Set on the first floor of an attractive period property, this substantial apartment offers approximately 894 sq ft of stripped-back internal space, ready for complete refurbishment and allowing the next owner to create a home entirely to their own specification from day one. Planning permission is already in place to reconfigure the existing layout and extend into the loft, creating an impressive home of approximately 1,385 sq ft, complete with a private roof terrace. Whether you're an experienced developer, investor or buyer searching for a forever home with genuine potential, much of the hard work has already been done. Further benefits include over 900 years remaining on the lease, no onward chain, and a peaceful residential setting. Located on a quiet street, the property is well positioned for the excellent amenities of both Harlesden and Kensal Rise, offering a wide selection of independent cafés, restaurants, supermarkets and local shops. Excellent transport links are close by, with Harlesden Station (Bakerloo Line & London Overground) and Willesden Junction Station providing straightforward access into Central London and beyond. Motorists also benefit from convenient access to the A406 North Circular, A40 and M1. Please note that the marketing particulars include CGI images illustrating the approved post-works finish. As the property has been stripped back to brick, prospective purchasers requiring mortgage finance are strongly encouraged to confirm the property's suitability with their lender before arranging a viewing.

- **Victorian conversion**
- **First floor apartment**
- **Planning permission in place**
- **Huge potential**
- **Ready for works to start**
- **Quiet residential road**
- **Currently just shy of 900 sq ft**
- **900+ year lease**
- **1385 sq ft post works**
- **Planning includes roof terrace**



GROSS INTERNAL AREA (GIA)
The footprint of the property
83.09 sqm / 894.37 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
75.88 sqm / 816.77 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft