



**VITA**  
*Properties*

Crediton Hill, West Hampstead, London NW6 | £1,100,000

- A Freehold Single Storey Dwelling with Planning Permission to Redevelop and Excavate to A Three Bedroom House
- LAND AND PREMISES AT THE REAR directly overlooking 5 Acres of Cricket Grounds
- Viewings highly recommended
- Check out the walk through video!

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

A Freehold Single Storey Dwelling with Planning Permission to Redevelop and Excavate to A Three Bedroom House

#### Location

The property is situated in the sought after area of West Hampstead on a residential road close to local shops and amenities. The open spaces of West Hampstead Hockey Club and Hampstead Heath are within easy reach. Transport links are provided by Finchley and Frognal overground and West Hampstead rail station.

#### Description

The property comprises a single storey dwelling arranged over first floor levels.

#### Planning

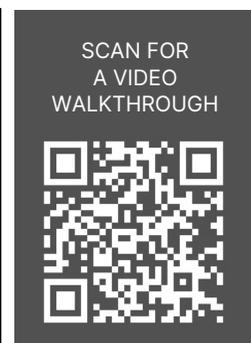
Camden Borough Council granted the following planning permission (ref: 2018/1012/P) on 02-10-2018: 'Provision of a new basement extension below existing single-storey premises, minor amendments to elevations and formation of new landscaped patio garden'.



Oliver Kent

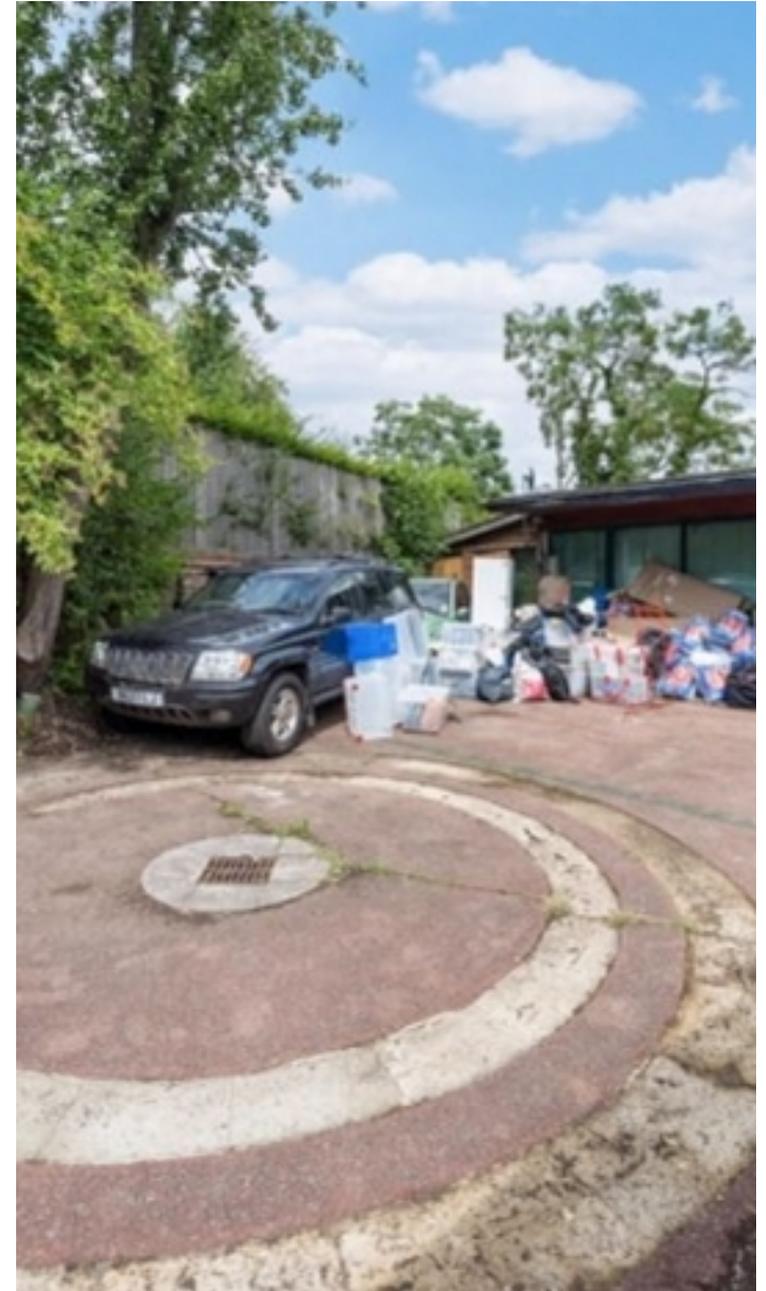
✉ oliver.kent@vitaproperties.uk

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

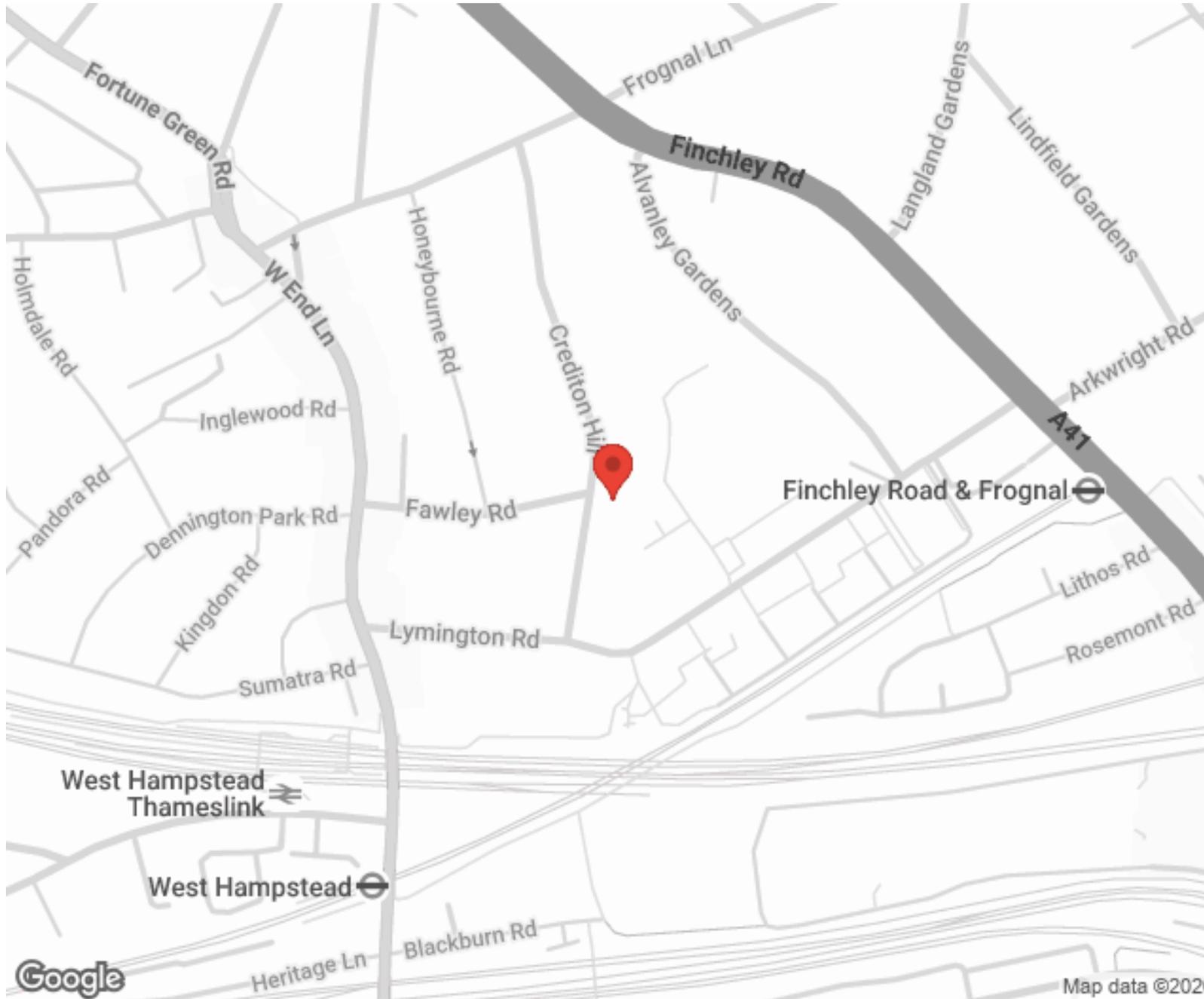
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	38	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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### EXISTING SITE BLOCK PLAN & GROUND FLOOR PLAN



Drawn by: ZAC/18/01  
Studio: 20 Crediton Hill, NVC

