



Menelik Road

LONDON, GREATER LONDON NW2

£2,249,998



This substantial five-bedroom house presents a rare and compelling development opportunity within a highly desirable London location. Currently configured as a spacious family residence, the property benefits from a submitted planning application, alongside permitted development rights already granted for thoughtful alterations to the existing house.

The existing dwelling features generous proportions throughout, including two principal reception rooms that offer versatile spaces for both formal entertaining and family living. The current layout provides a solid foundation, allowing for a vision to either enhance the existing structure or embark on a transformative development project. The potential for creating modern, well-appointed living spaces is evident, aligning with the demand for quality residences in this esteemed postcode.

Upstairs, the property currently comprises five bedrooms and three bathrooms, providing ample accommodation. The granted permitted development for alterations to the existing dwelling allows for immediate enhancements, ensuring the property can be adapted to contemporary standards while awaiting the decision on the broader development application. This flexibility underscores the property's





Positioned within an area renowned for its excellent transport links and proximity to local amenities, this opportunity is further enhanced by its location. The potential for creating multiple high-value residences in such a prime setting makes this an exceptionally attractive proposition for those looking to invest in London's enduring property market.





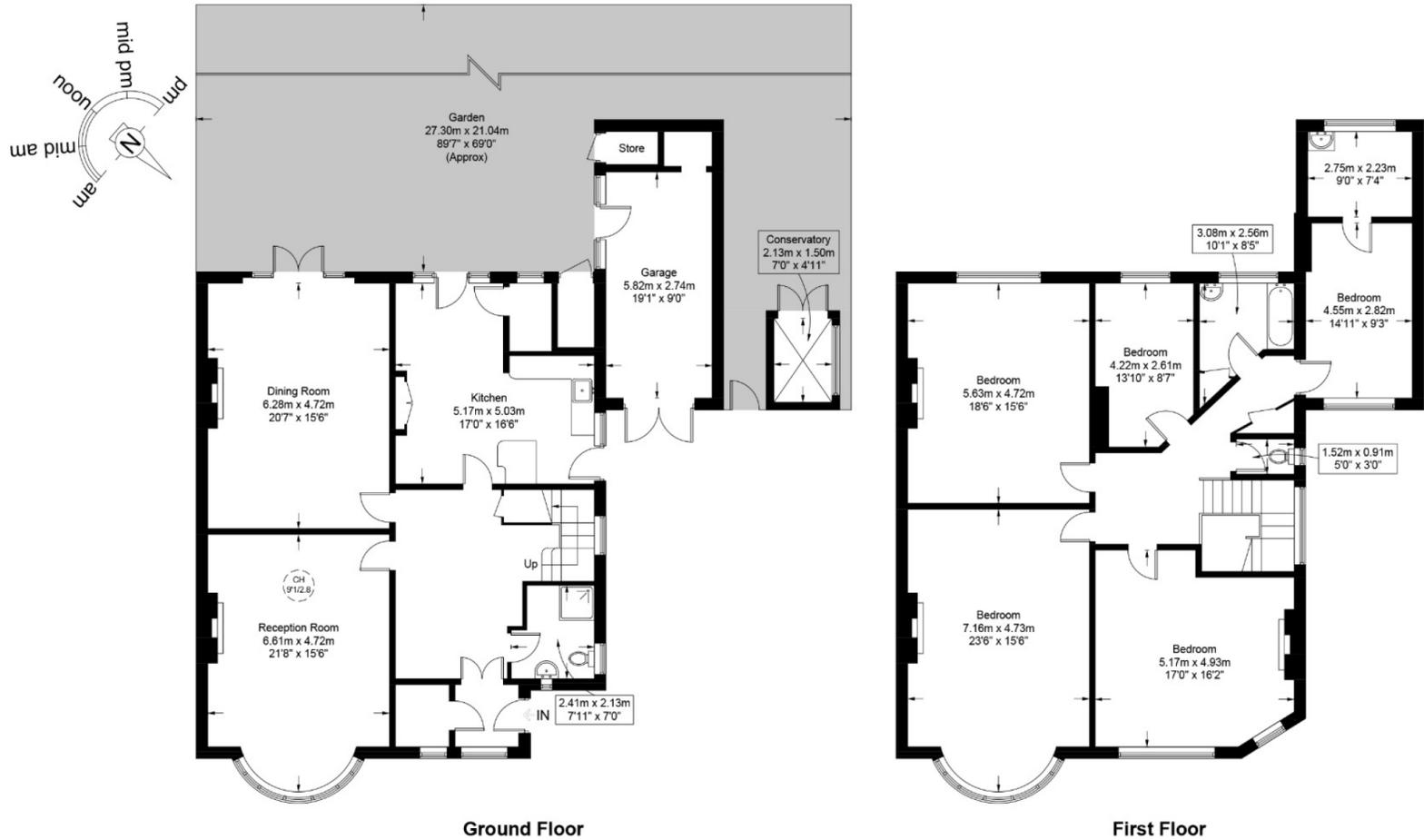


# Menelik Road, NW2

Approximate Gross Internal Area = 2996 sq ft / 278.3 sq m

Outbuilding = 34 sq ft / 3.2 sq m

Garage = 190 sq ft / 17.7 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



# Particulars

## Property

Menelik Road, London, Greater London NW2  
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## Rooms



2



3



5

## Features

- Planning in Place
- Requires full refurbishment
- Good Schools Locally
- Huge Garden

## Information

Council Tax



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