Menelik Road

LONDON NW2

£2,250,000



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 inherent value and potential.

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.



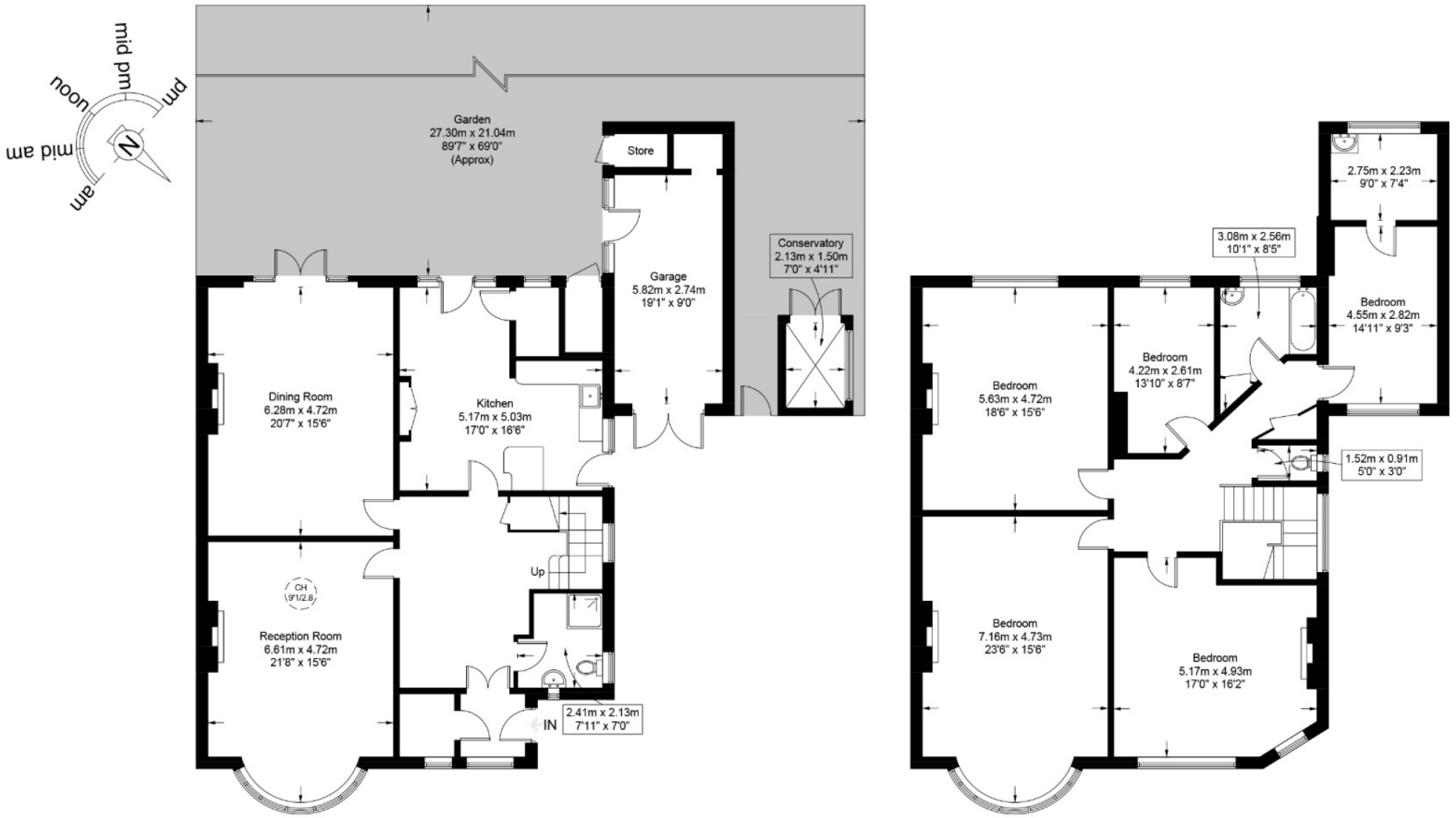


Menelik Road, NW2

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.

RICS Certified Property Measurer

Particulars

Property

Menelik Road, London NW2
£2,250,000

Rooms

2

3

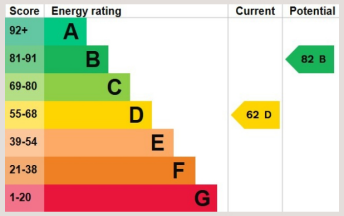
5

Features

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

Information

Council Tax





Oliver Kent

oliver.kent@vitaproperties.uk
+4477 7274 0351

Scan for our website

VITA

T: +4420 7759 2199
E: enquiries@vitaproperties.uk

Disclaimer: These particulars are prepared as a general guide for prospective purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. All statements, descriptions, and measurements contained herein are given in good faith and are believed to be correct at the time of printing, but any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness.Floor plans and photographs are for illustrative purposes only and may not be to scale. The position and size of doors, windows, appliances, and other features are approximate.Anti-Money Laundering (AML): In line with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, we are required to carry out customer due diligence checks. Buyers/tenants will be asked to provide proof of identity, address, and source of funds before a sale or rental can be agreed.Data Protection (GDPR): Personal information supplied to Vita Properties will be processed in accordance with the General Data Protection Regulation (GDPR). Your details may be retained for legitimate business purposes relating to property services. Full details of our Privacy Policy are available on request.

All rights reserved.