



## Mackellar House Burgess Hill

, London, NW2 2DB

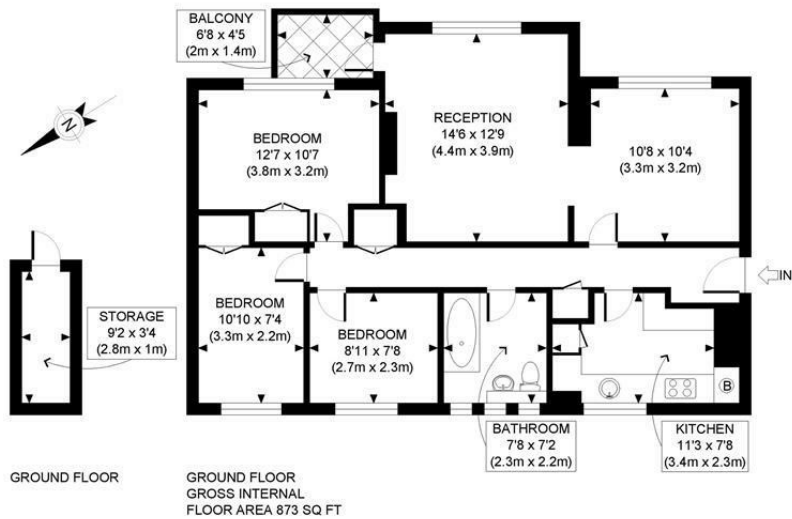
£650,000



A well-proportioned three-bedroom ground floor apartment of approx. 873 sq. ft (81 sq. m), situated in a highly sought-after turning on the Hocroft Estate. The property comprises three double bedrooms, family bathroom, separate kitchen and a spacious double reception room with balcony. Offered in good condition with scope for modernisation, the building benefits from approved planning permission for four three-bedroom roof-space apartments and is due to undergo a full refurbishment, including the external façade, providing notable future value enhancement. Ideally located close to the amenities and transport links of West Hampstead and Golders Green, with West Hampstead Underground Station (1 mile), Cricklewood Thameslink (0.9 miles) and Golders Green Underground Station (1.2 miles). Further benefits include a private storage shed, communal gardens, and a new 999-year lease with a share of the freehold.



Floor Plans

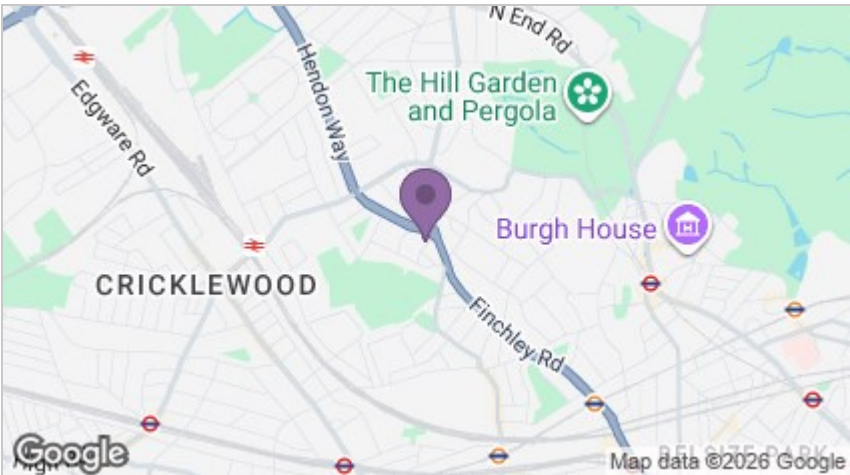


APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE: 904 SQ FT/ 84 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE: 873 SQ FT/ 81 SQM

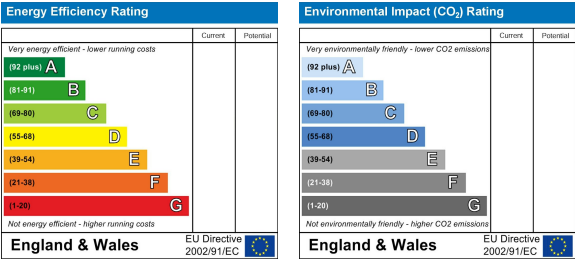
PROPERTY PHOTO PLANS.co.uk  
ONE STOP SHOP FOR PROPERTY MARKETING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Living Residential Estate Agents** | 118 Fortune Green Road, London, NW6 1DH  
020 7435 6066 | 01923 954884 | enquiries@livingresidential.com | www.livingresidential.com  
Living Residential Ltd. Reg No. 4759344. Registered Office Address: 170 Finchley Road, Hampstead, London, NW3 6BP. Registered England and Wales.