



Mackellar House Burgess Hill

, London, NW2 2DB

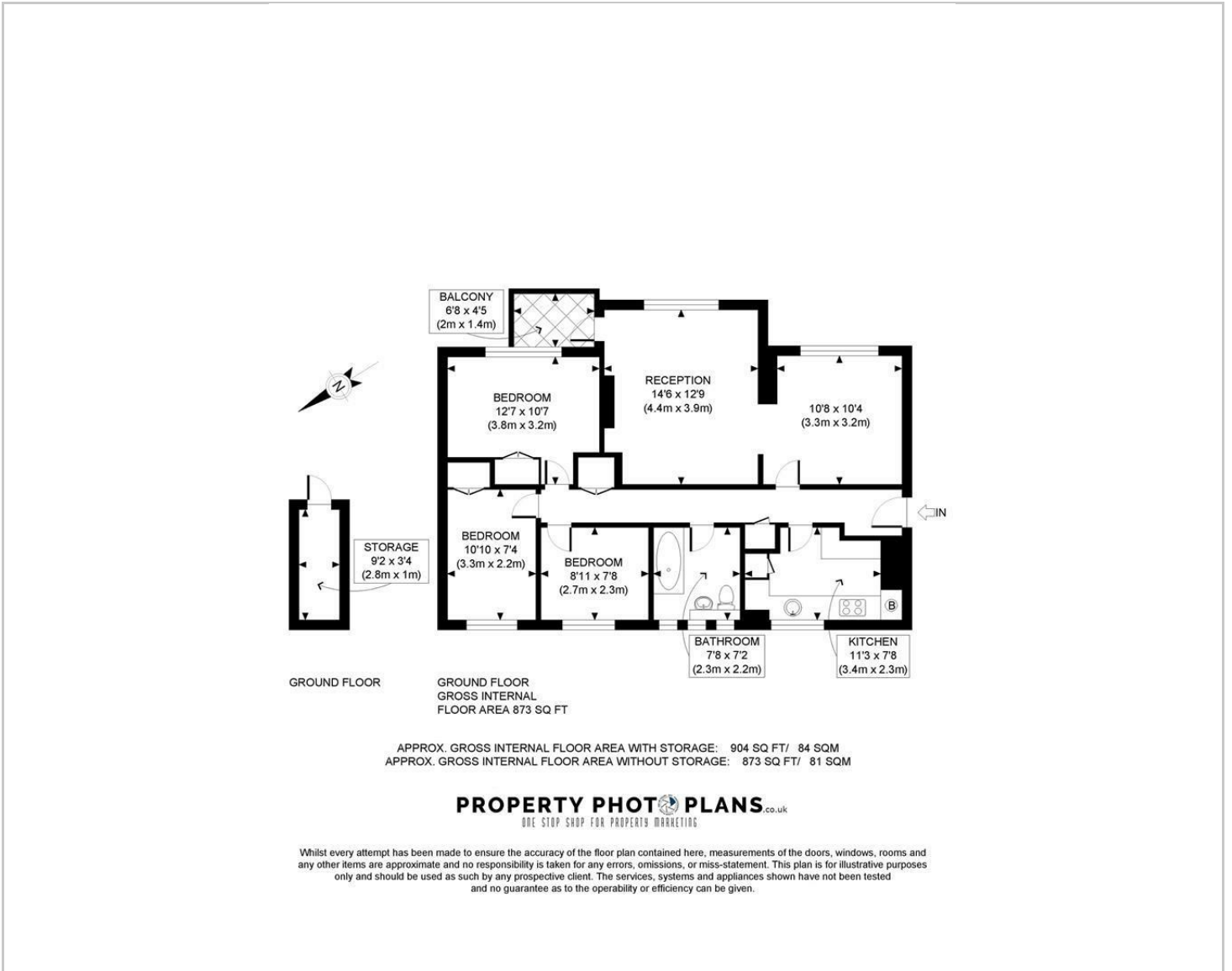
£600,000



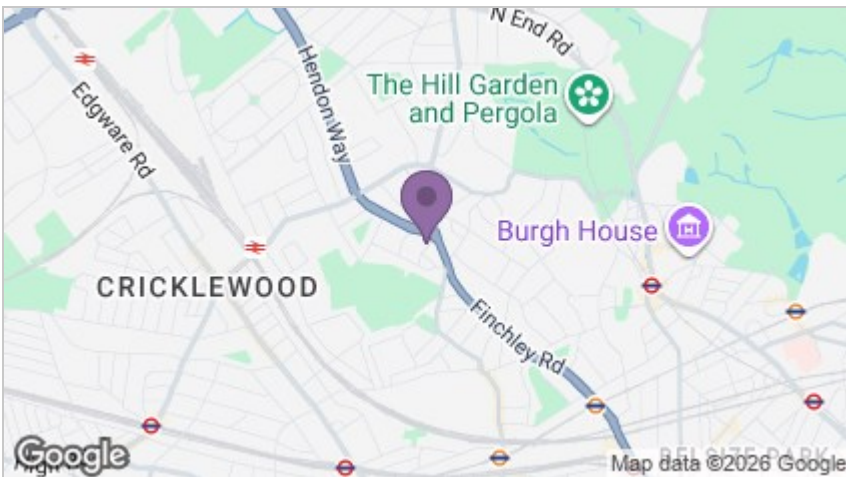
A well-proportioned three-bedroom ground floor apartment of approx. 873 sq. ft (81 sq. m), situated in a highly sought-after turning on the Hocroft Estate. The property comprises three double bedrooms, family bathroom, separate kitchen and a spacious double reception room with balcony. Offered in good 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.



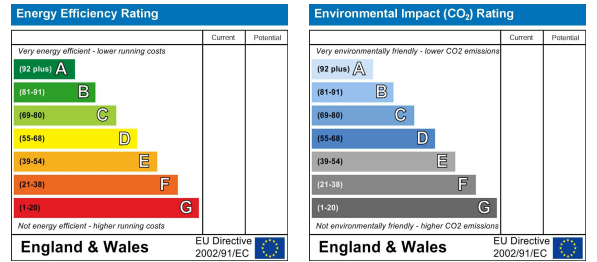
Floor Plans



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.



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