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Fordwych Road, London, NW2

Asking Price £650,000



Situated on the sought-after Fordwych Road, this spacious two-bedroom raised ground floor apartment offers bright, well-proportioned accommodation alongside an extensive lower ground floor, presenting an exciting opportunity for further development.

The property comprises a generous reception and dining room, a modern fitted kitchen, two double bedrooms and a family bathroom. The lower ground floor provides approximately 929 sq. ft. of versatile ancillary space, featuring exposed brickwork and excellent ceiling heights.

Planning permission has recently been granted to combine both floors to create an impressive 1,645 sq. ft. duplex apartment, including the potential for front and rear lightwells, subject to the necessary consents.

Ideally located on a popular tree-lined residential road, the property is within easy reach of the shops, cafés and restaurants of West End Lane and Mill Lane, alongside excellent transport links via West Hampstead's Jubilee Line, London Overground and Thameslink services.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com



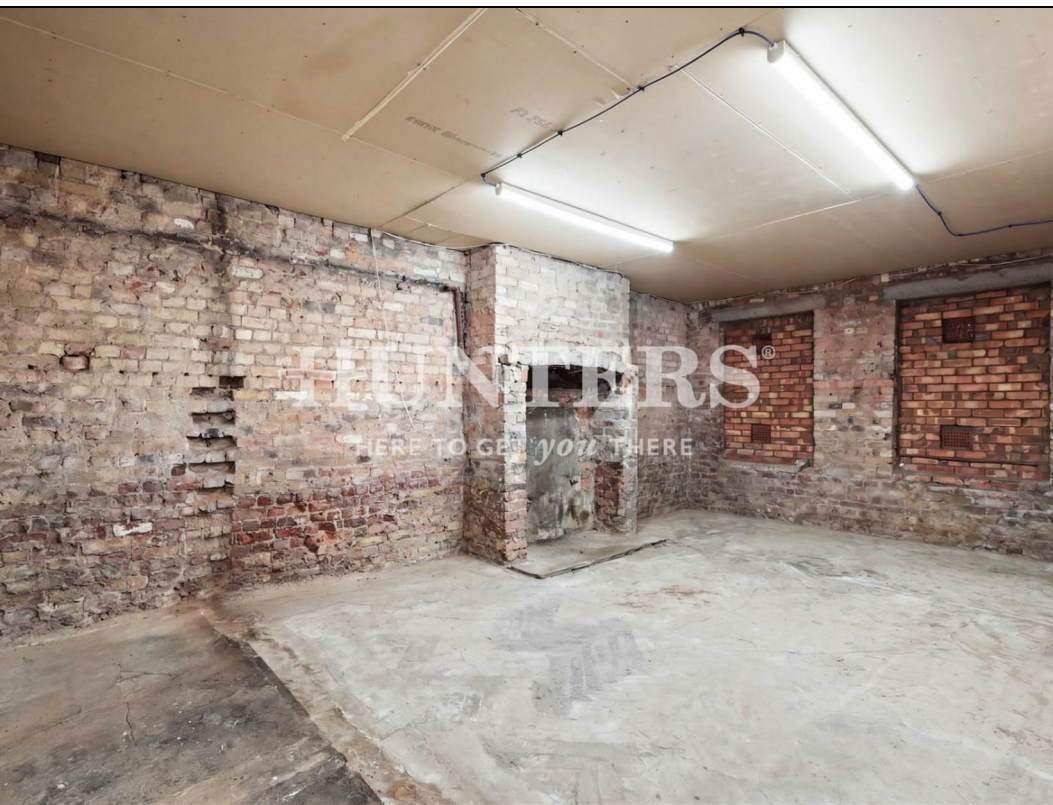
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KEY FEATURES

- Two Bedroom Raised Ground Floor Flat
 - 1,645 sq.ft. of internal living space
 - Share of freehold
- Modernised throughout to turn-key condition
 - Share of garden
- Potential to renovate basement into a duplex flat (STPP)
- Close proximity to West Hampstead & Kilburn amenities
 - Sold chain-free



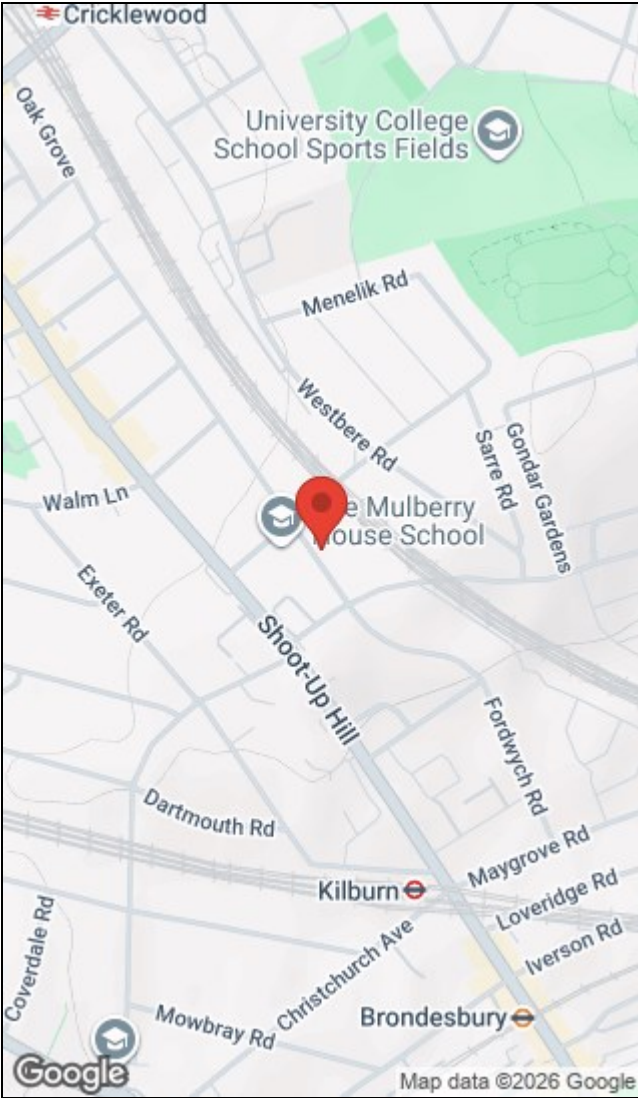


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Approximate Gross Internal Area = 152.82 sq m / 1,645 sq ft



This plan is for layout guidance only and must not be relied upon as a statement of fact. All measurements are approximate and for guidance only. Not to scale. Copyright © BluePlan



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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