



CHAPMAN CRESCENT, HARROW, HA3
£595,000 FREEHOLD

4 BEDROOM SEMI DETACHED EXTENDED FAMILY HOME WITH SCOPE FOR DEVELOPMENT (STPP)

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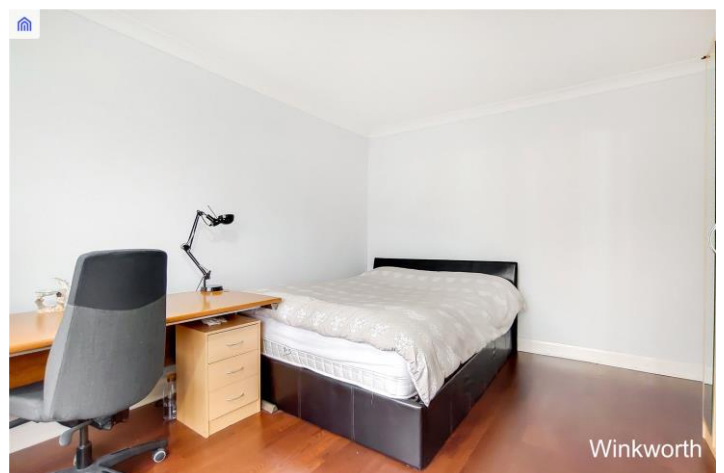
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DESCRIPTION:

A fantastic opportunity to procure this 4 bedroom semi-detached house in the popular 'Lindsay Park Estate'. Recently converted from a Shared Drive to an Own Drive, the opportunity for this house lies in the development potential of a side and rear extension (STPP). Previous planning permission granted in Brent Council website under Reference 13/1822. The property offers a 16ft sitting room which leads on to an interconnecting dining room. There are large French doors that lead out to a paved garden along with a further 65ft of garden. There is also a 19ft detached garage which is accessed via a shared drive which has been registered with Land Registry as an own drive. The first floor offers two double bedrooms with fitted wardrobes, a single bedroom with a fitted wardrobe and a family bathroom with a separate WC. The top floor boasts a large spacious bedroom with beautiful far reaching views over North West London and an en-suite shower room. At the end of the garden is a 16ft immaculate summer house which is currently a gym but can be used for various purposes. Situated within a 0.5-mile radius of Kingsbury Tube Station, shops, and places of worship. The property is also within the catchment area of Mount Stewart Primary School, Claremont High School, and JFS School.





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GROSS INTERNAL AREA (GIA)
The footprint of the property.
142.5 Sqm / 1534.1 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
129.0 Sqm / 1388.8 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
4.1 Sqm / 44.2 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
138.0 Sqm / 1485.7 Sqft
IPMS 3C RESIDENTIAL
130.5 Sqm / 1405.0 Sqft

SPEC ID
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

