



THE LODGE, KINGSBURY, LONDON, NW9

£1,500,000 FREEHOLD

**SUBSTANTIAL DEVELOPMENT PLOT WITH
DETACHED BUNGALOW, OUTBUILDING &
GARAGE SURROUNDED BY GREEN OPEN SPACE**

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

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A rare and exciting opportunity to acquire a significant development plot offering huge potential. Set amidst an abundance of open green space, this expansive site includes a detached five-bedroom bungalow, a large, and a versatile outbuilding—all set on an impressively sized plot. The property presents an exceptional prospect for developers, investors, or those looking to create a bespoke home (STPP), with ample space for redevelopment or extension. Enjoying a peaceful and scenic setting within reach of local amenities and transport links, this plot combines the best of both worlds. Opportunities of this scale and flexibility in the area are rarely available. Early enquiry is highly recommended to avoid disappointment.



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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
3397 ft²
315.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: G – Brent

All figures that are shown were correct at the time of printing.

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