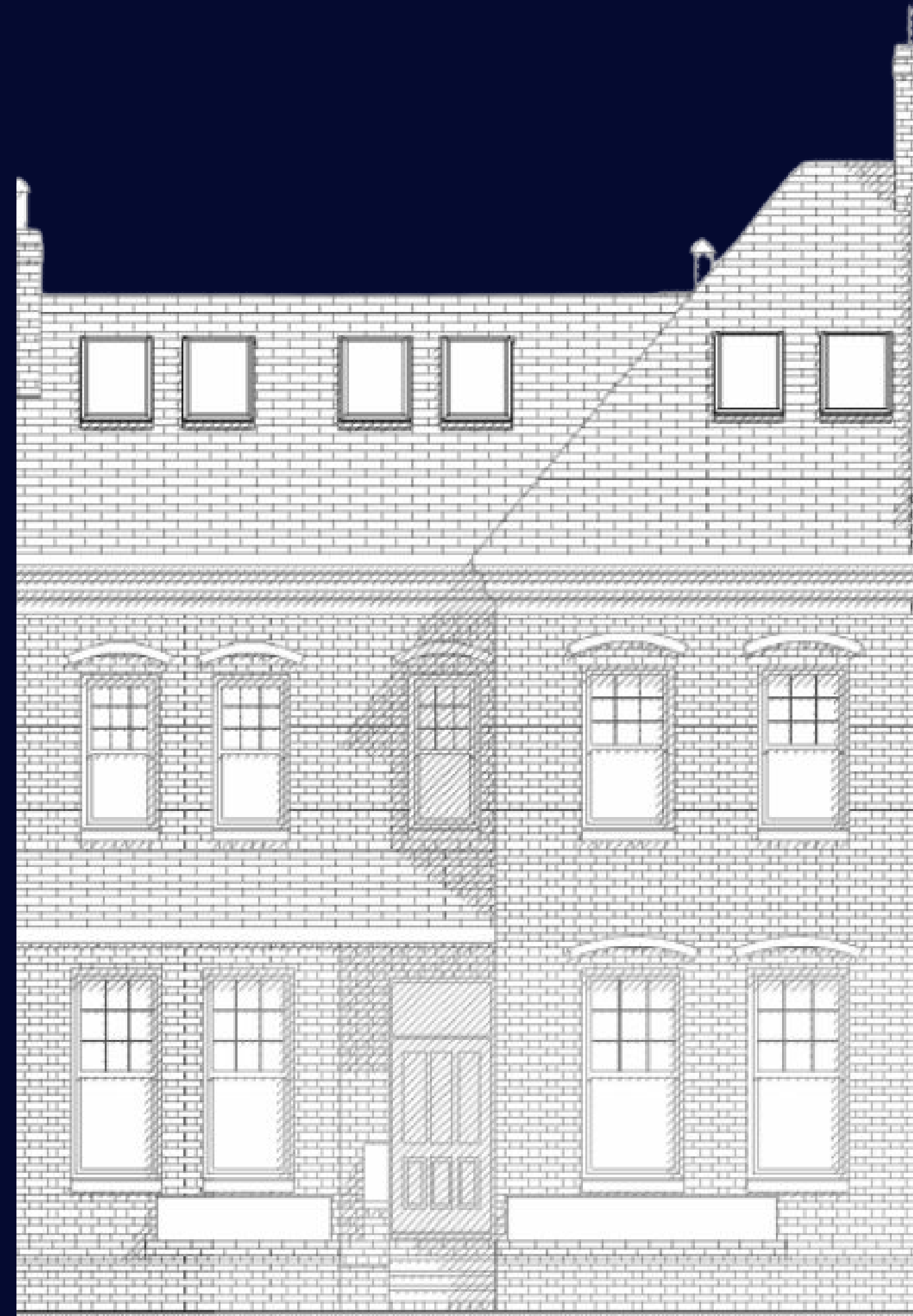


163 SUMATRA ROAD
WEST HAMPSTEAD
NW6 1PN

RARE FREEHOLD RESIDENTIAL
DEVELOPMENT OPPORTUNITY OF
4 LUXURY APARTMENTS



EXECUTIVE SUMMARY

- Residential development opportunity with planning permission for 4 luxury apartments.
- Cleared site extending to a total area of approximately 0.05 acres.
- Planning permission granted on 21st December 2022 for the conversion and extension of previously standing building to create 4 apartments (2018/4477/P).
- Proposed scheme: 4 x 2 bed apartments from lower ground to third floor extending to approximately 3,318 sq ft NSA (3,590 sq ft GIA).
- Freehold.
- Offers in excess of £1,500,000



DESCRIPTION

- The site is set within grounds extending to approximately 0.05 acres.
- Currently comprises a cleared site with support beams running between the neighbouring terraced properties at 161 & 165 Sumatra Road.
- In 2018, a HGV lorry struck the house, causing the collapse of the roof down to basement level.
- The site has since been cleared due to the health and safety risks associated with the previous standing building.

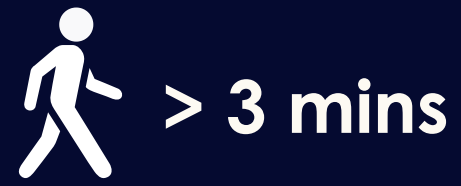


PLANNING

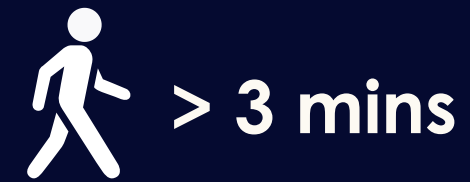
- Planning permission was granted on 21st December 2022 for the Re-building of front elevation of building following partial collapse; basement extension, including 2x front lightwells and 2x rear lightwells; rear extension to ground, first and second floors and roof level; alterations to fenestration, all in connection with conversion of former 1x 5-bed single family dwellinghouse to 4x 2-bed flats (planning reference: 2018/4477/P).
- The proposed scheme comprises 3 x 2 bed duplex & 1 x 2 bed apartments arranged from Lower ground to third floor, extending to a total area of approximately 3,318 sq ft NSA (3,590 sq ft GIA).



LOCATION



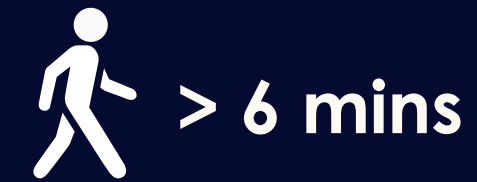
From the West End Lane and a wealth of exciting local amenities



West Hampstead Railway Station



West Hampstead Overground Station



West Hampstead Underground Station



To Hampstead Heath Overground Station



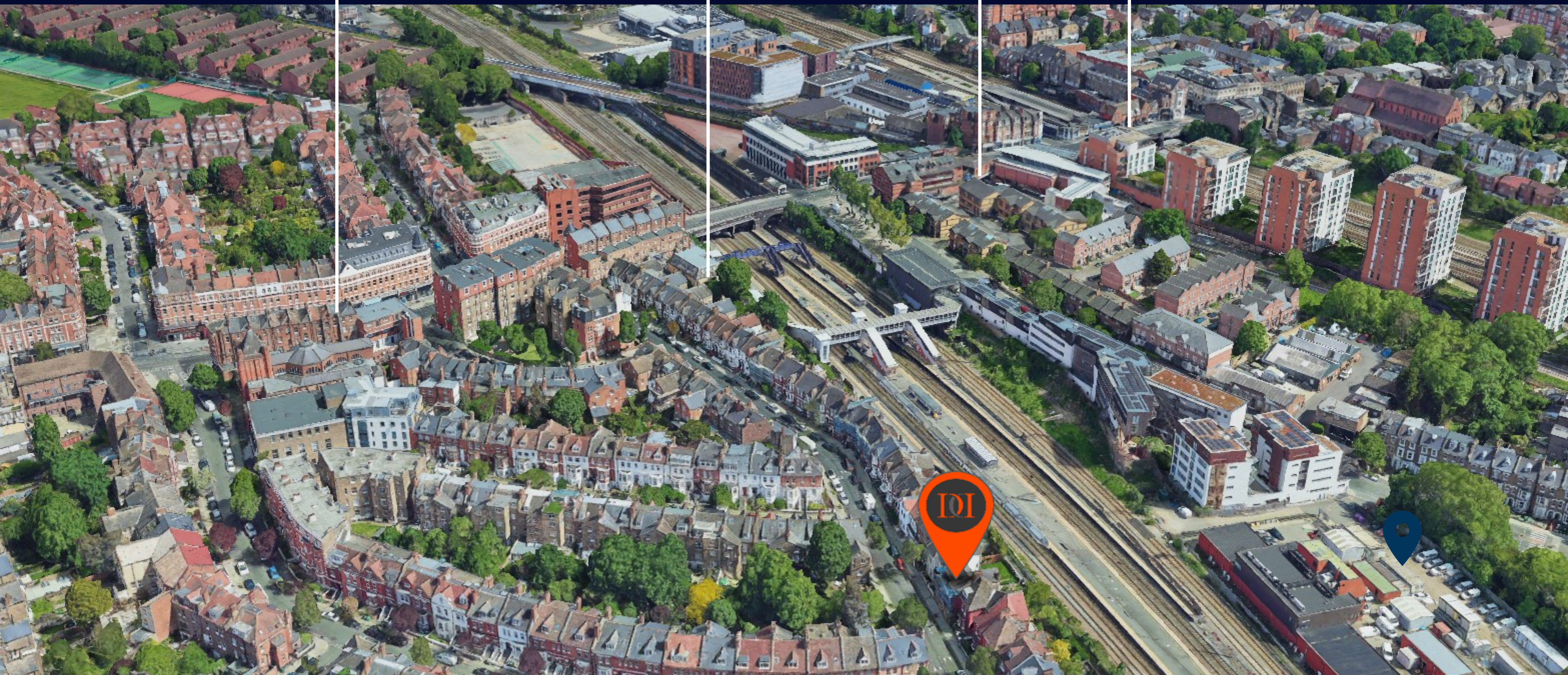
West Hampstead, located in the London Borough of Camden, is an upmarket area with a village feel, centered around a main high-street. The area offers a variety of stunning properties in grand mansion blocks, with residential roads being lined with elegant, red brick homes. West Hampstead's vibrant café culture and impressive architecture draws young professionals and families from far and wide to create a thriving and friendly community.

West End Lane

West Hampstead
Railway Station

West Hampstead
Overground

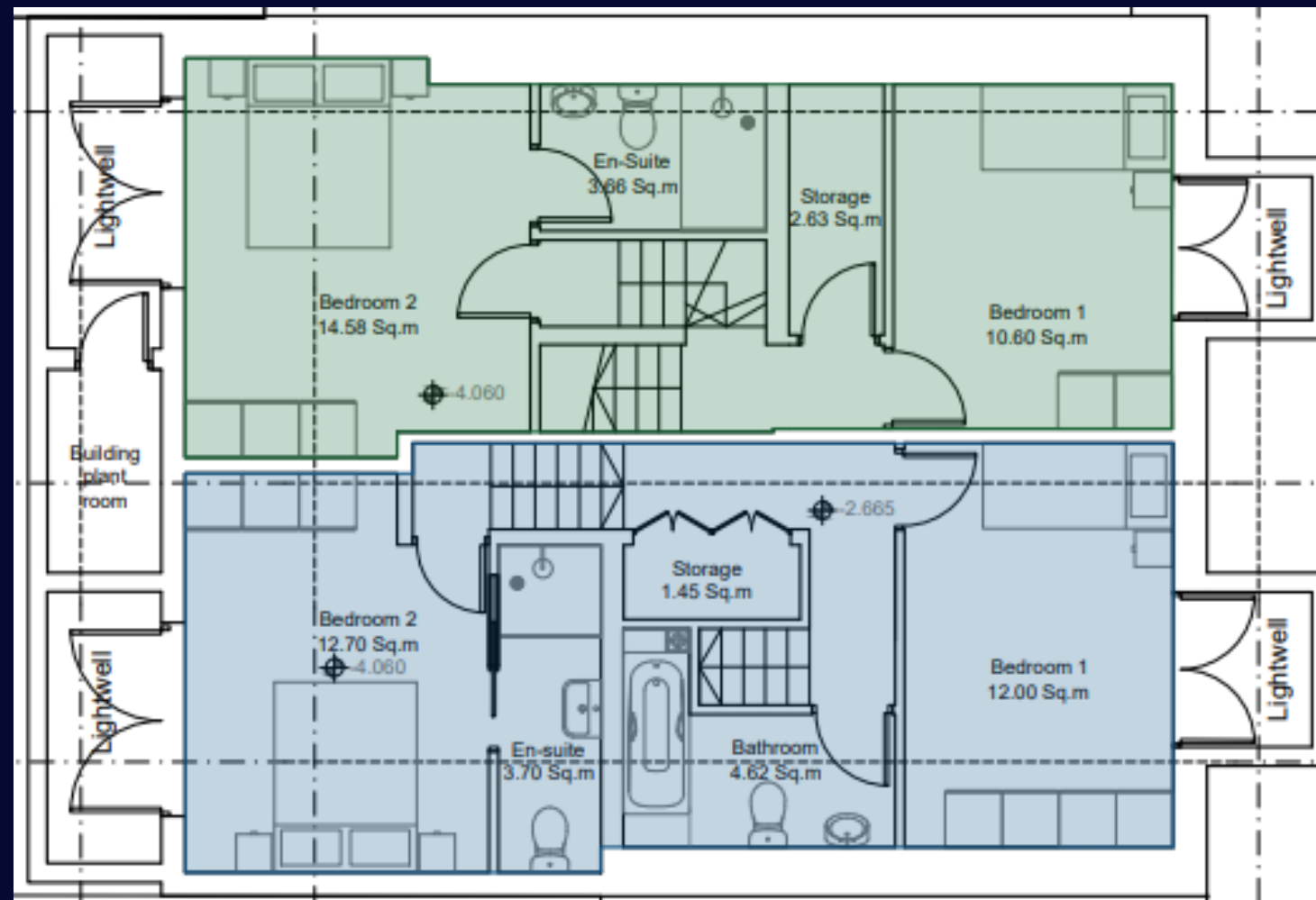
West Hampstead
Underground



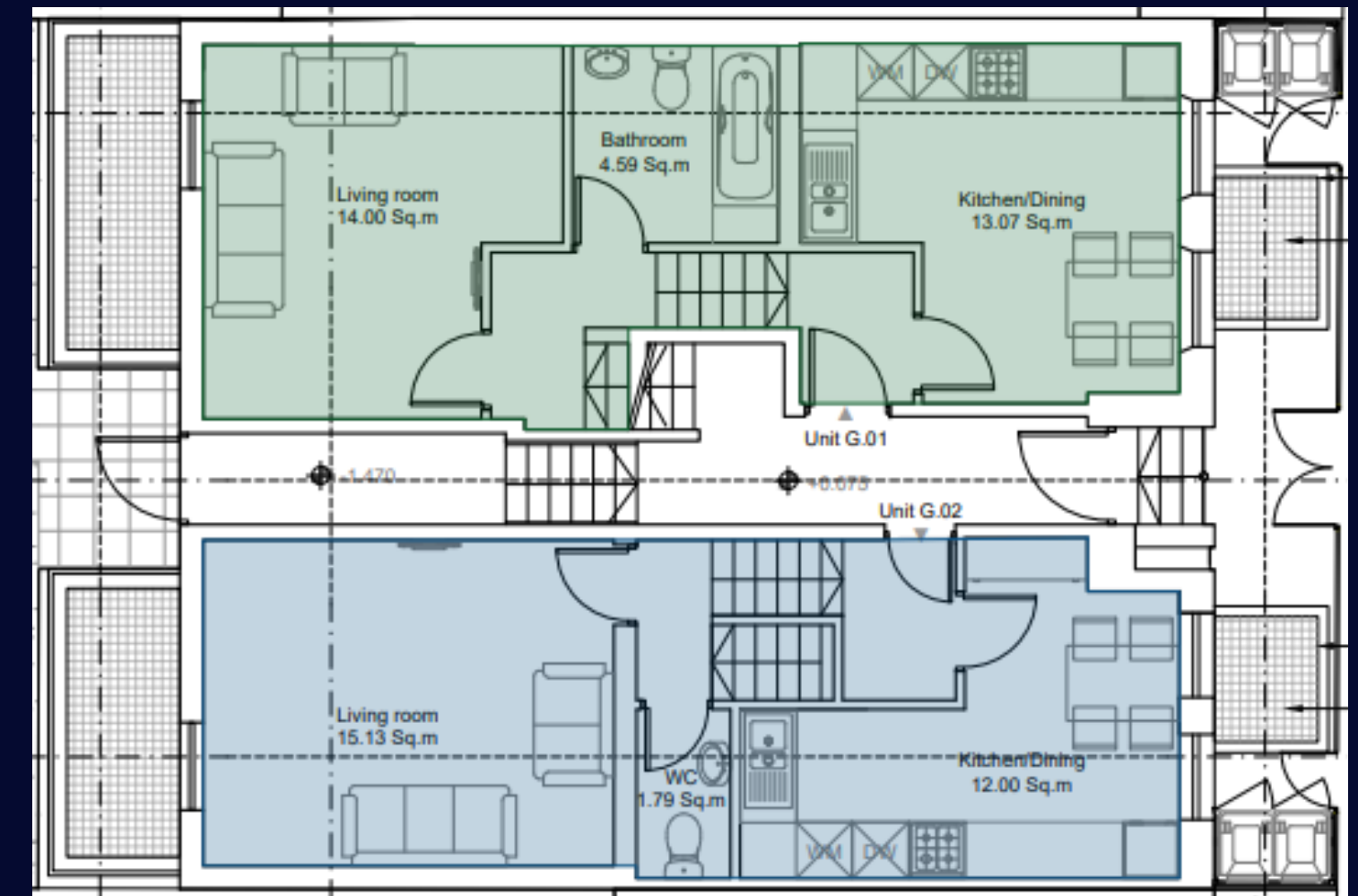
ACCOMODATION SCHEDULE

Flat Number	Floor	Bedrooms	Sq Ft NSA
1	Ground & Basement (Duplex)	2	839
2	Ground & Basement (Duplex)	2	870
3	First	2	679
4	Second & Third (Duplex)	2	930
Total Sq Ft NSA			3,318

LOWER GROUND FLOOR

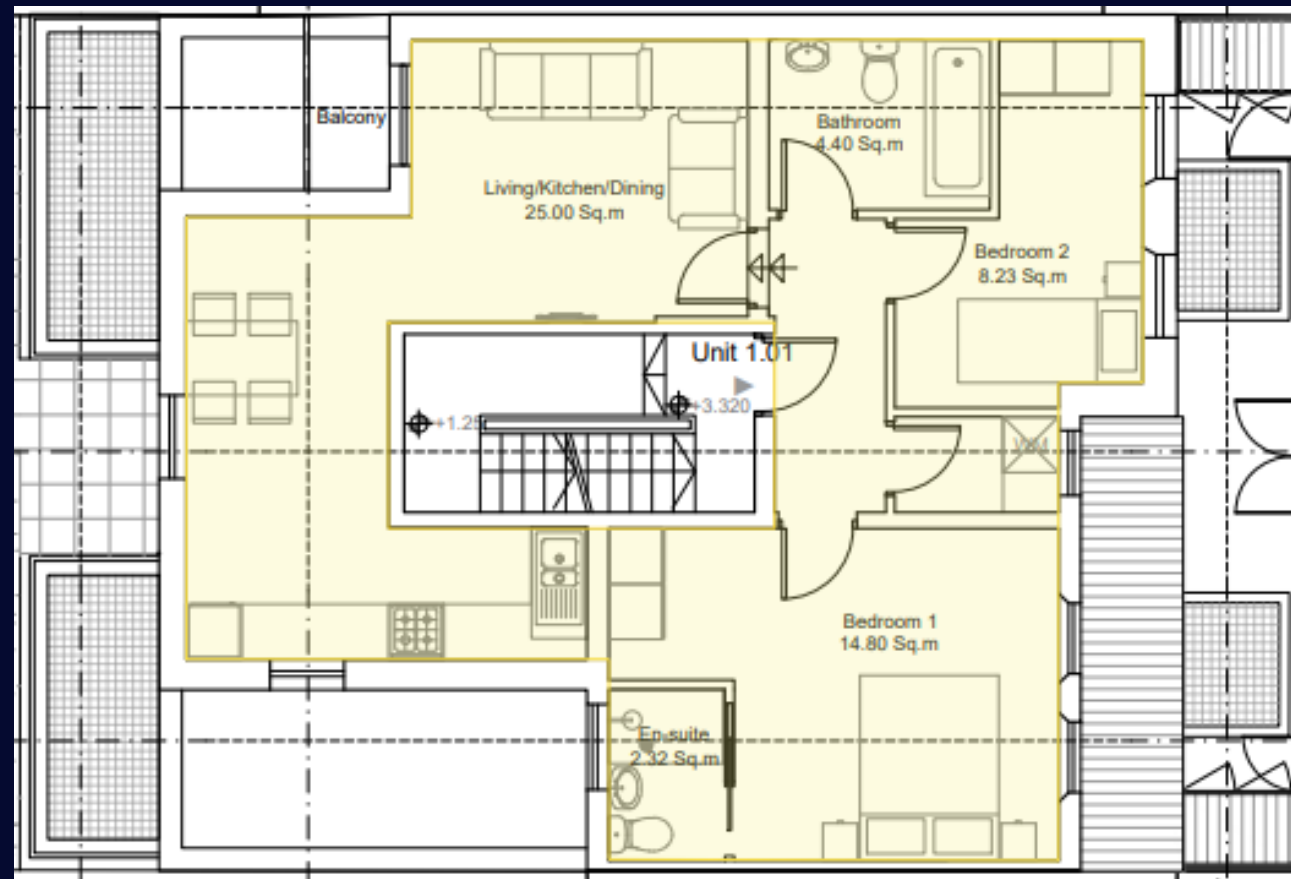


GROUND FLOOR

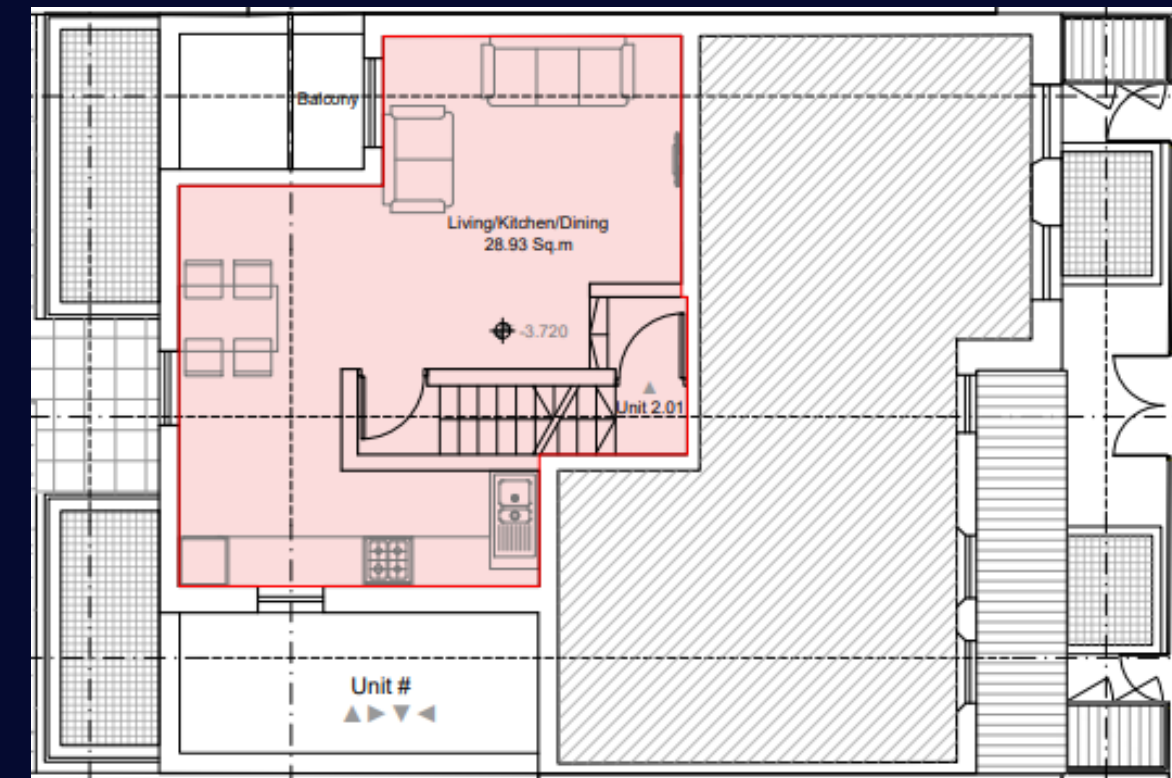


FLOOR PLANS

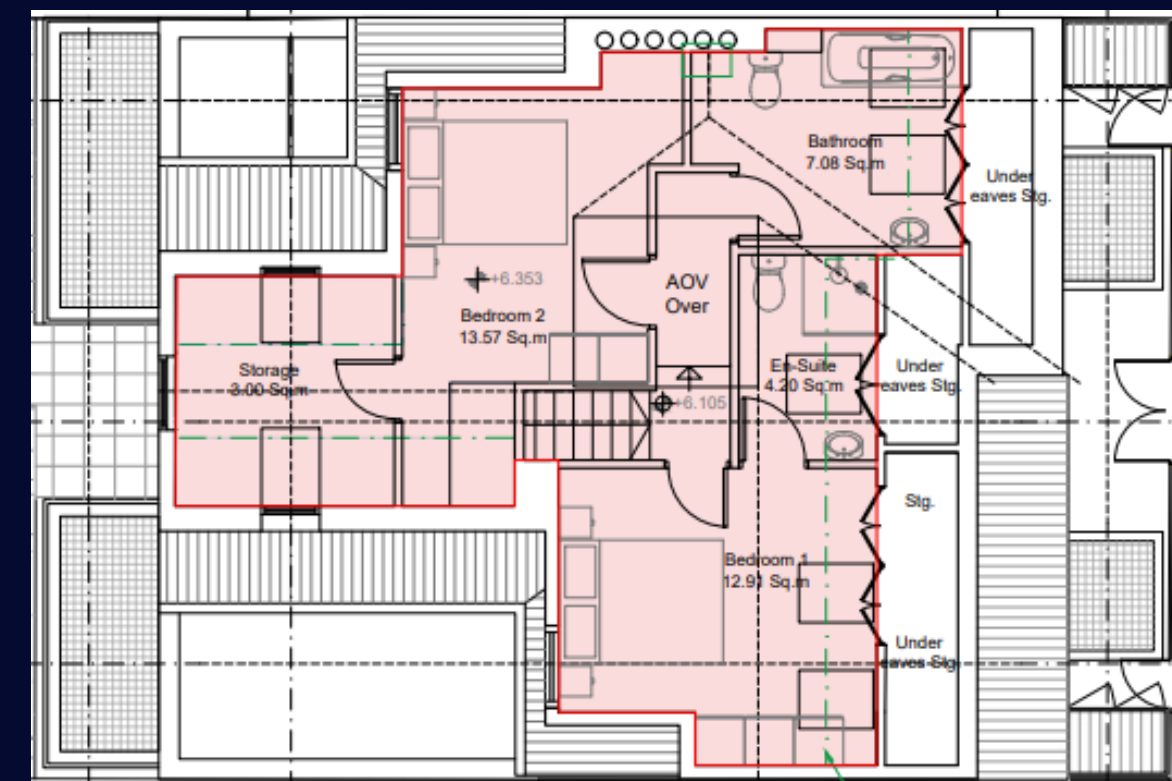
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TERMS

TENURE: Freehold.

ASKING PRICE: Offers in excess of £1,500,000.

METHOD OF SALE: The property will be sold by way of private treaty.

ADDITIONAL INFORMATION: Please contact DI Properties for further information.

VIEWINGS: Viewings can be arranged strictly by appointment only via the vendors appointed sole agents DI Properties.

DISCLAIMER:

DI Properties, their clients and any joint agents give notice that: 1. These details and any attachments do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. They have no authority to make or give any representations or warranties in relation to any property or information supplied. 3. Any text, photographs and plans are for guidance only and are not necessarily comprehensive or complete and we make no warranty as to their accuracy. 4. Any areas, measurements or distances are approximate only. 5. It should not be assumed that any property has all necessary planning, building regulation or other consents. 6. We have not tested any services, equipment or facilities. 7. All purchasers or recipients of any information must satisfy themselves by inspection or otherwise as to the accuracy of any information provided. 8. As far as the law permits, we do not accept responsibility for any errors, omissions or inaccuracies. 9. Any views expressed in this communication may not necessarily be the views held by DI Properties.

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