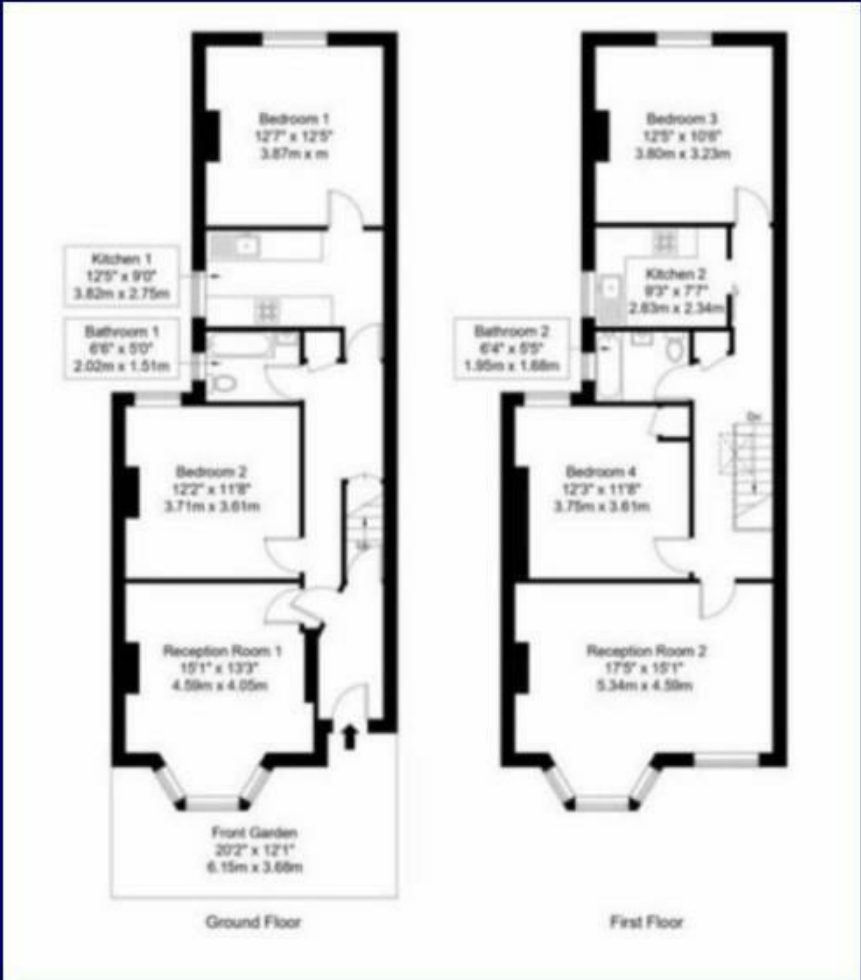


FLOORPLANS

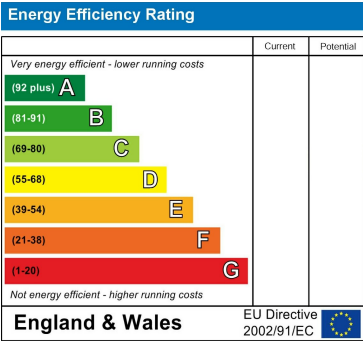
EXISTING



Council Tax Band

D

Energy Performance Graph



Call us on

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www.stonebanks.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

FREEHOLDNULL

PROPERTY INVESTMENT OPPORTUNITY



THE NUMBERS

Leghorn Road, NW10 Purchase Price - £850,000.00

Refurb Cost - £180,000.00

LAND (EPC RATING:)

LEGHORN ROAD, LONDON, NW10 4PH

OFFERS IN THE REGION OF

£850,000

Property Specifics

| Items | Details |
|-----------------------|----------------------|
| Address | Leghorn Road, London |
| Postcode | NW10 |
| Council Tax Band | TBC |
| Current EPC Rating | TBC |
| No of Bedrooms | 4 |
| No of Bathrooms | 2 |
| No of reception rooms | 2 |



4 Bedroom Land located in London

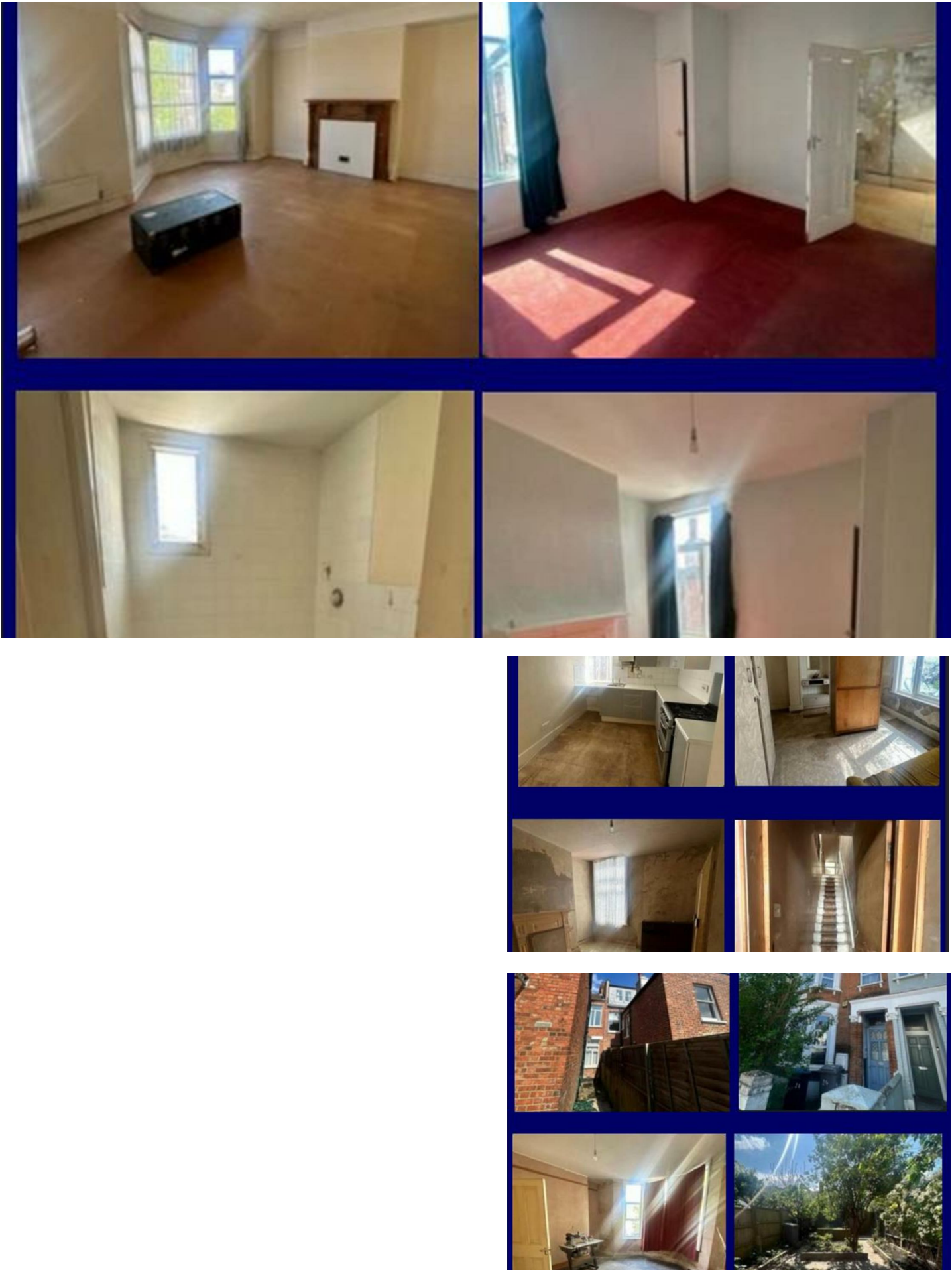
This is a rare opportunity to acquire a spacious residential property in the sought-after NW10 area of London. Located on Leghorn Road, this property offers incredible value-add potential with permitted development rights in place for extension and refurbishment.

Spacious layout with potential for further enhancement. Well-suited for conversion into a high-end family home or HMO (subject to local regulations).

WHY INVEST:

- High GDV Margin (370,000 projected profit pre-taxes and fees)
- Desirable West London location
- Ready for development with planning advantages
- Appealing to families, renters, or resale market

Purchase Price: 850,000.00



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