



**STAG LANE, KINGSBURY, LONDON, NW9  
OFFERS IN EXCESS OF £750,000 FREEHOLD**

## **DEVELOPMENT OPPORTUNITY IN A PRIME LOCATION**

**Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)**

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This 1930s-built semi-detached house is brimming with potential and ready to welcome a developer or new family's modern touch. Inside, the property features two generously sized reception rooms, one with views of the charming rear garden. The compact kitchen provides a canvas. Upstairs, there are two double bedrooms and a single bedroom, offering ample room for family living. A well-appointed bathroom, complemented by a separate W/C, ensures convenience. The exterior boasts side gate access to the garden for added practicality, a versatile outbuilding for extra storage, off-street parking, and a small front lawn that enhances its curb appeal. The property's highly appealing selling point is that planning permission for a new two-story dwelling has been granted with parking to rear garden with EV charging point, alterations to front garden, and erection of single storey rear extension. Situated in a prime location on the edge of Carlisle Road, you'll find Asda, Aldi, Morrisons, and M&S supermarkets close by, alongside a diverse selection of leisure facilities and eateries. Families will appreciate its central proximity from many schools, while commuters will benefit from the Northern and Jubilee Lines, as well as numerous bus routes at your feet.

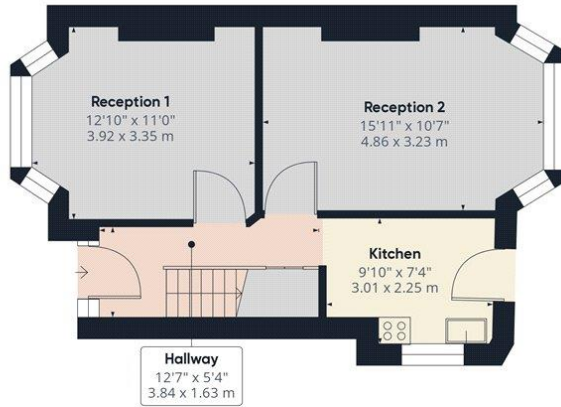


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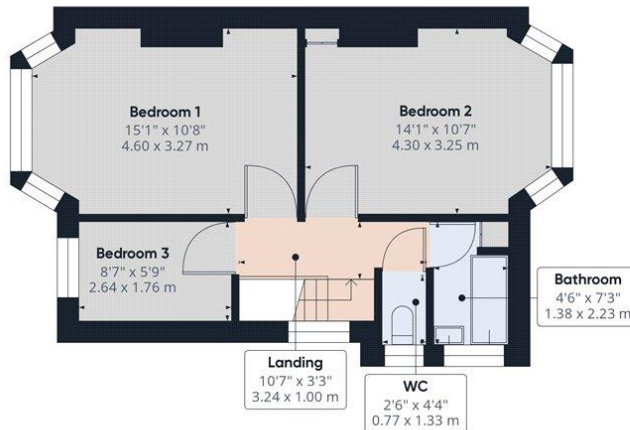


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Ground Floor



Floor 1

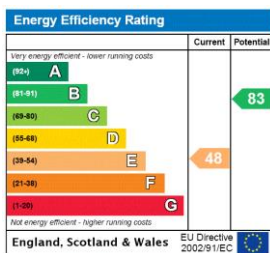
**Approximate total area<sup>(1)</sup>**  
 851.53 ft<sup>2</sup>  
 79.11 m<sup>2</sup>

(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.

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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.



**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E - Brent

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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