



61 Station Road, New Barnet,
Barnet EN5 1PR



Freehold Development with Planning Permission

- Existing 5 bedroom detached house
 - Planning permission for the construction of a 4 storey block comprising 5 residential units
 - Close vicinity to High Barnet Underground Station
 - Freehold
 - Offers in excess of £700,000
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Description

The existing property comprises a 3 storey, 5 bedroom, detached single family dwelling. The site has planning permission to demolish the existing building and erect a 4 storey property comprising of 5 self-contained flats and a gym.

Location

The property is located on Station Road a short walk from Barnet High Street, within the London Borough of Barnet. Barnet High Street has an extensive range of retail facilities including the Spires Shopping Centre and is also home to many mainstream restaurants. The property benefits from being within close vicinity to many excellent schools and Barnet College.

Transport

Station Road is within short walking distance of New Barnet Station and High Barnet Underground Station, which is on the Northern Line, providing a 30 minute commute into the centre of London. There are also plenty of bus routes, including the N20 night service that runs to Trafalgar Square. The M25 and A1(M) are close by, providing links to Central London and all major London airports.

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Planning Permission

Planning permission was granted by Barnet Planning Department on 30.08.2013 under planning reference B/03948/13 for the demolition of the existing house and erection of a 4 storey building to provide 5 self-contained flats and a gym.

VAT

We understand VAT is not applicable

Schedule

Unit	Floor	Beds	ft ²
1	Ground	2	757
2	First	1	538
3	First	1	540
4	Second	1	538
5	Second	1	540
			2,913

Terms

Offers are invited in excess of £700,000 Subject to Contract.

Additional Information

Copies of the existing and proposed planning drawings and decision notice are available upon request.

Plan



Location map



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