



# City House, Monks Way Golders Green London NW11 0AF



## Freehold Office For Sale with permitted development for 12 residential units.

- 
- Approximately 5,458sq.ft
  - Permitted development for 12 residential units
  - Desirable North West London Location
  - Freehold
  - Offers in excess of £2,000,000
- 

### Description

The existing property is a modern three storey mews style office building of approximately 5,458sq.ft, which now benefits from permitted development to create 12 residential apartments, 2 x studios, 8 x one bedroom and 2 x two bedrooms.

### Location

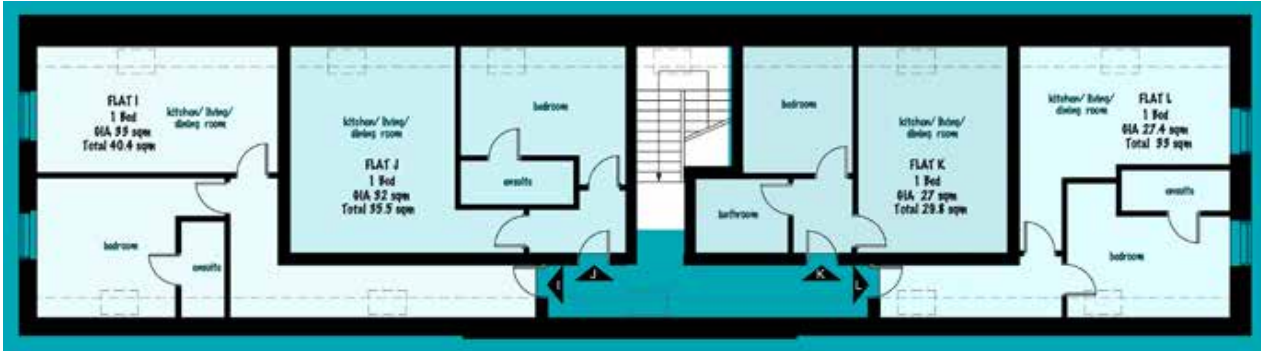
The property is situated on Monks Way, Golders Green within the London Borough of Barnet and is located between the residential streets of Hurstwood Road and Monkville Avenue. Finchley Road, with its many shops, restaurants and cafes, is a two-minute walk from the property and Brent Cross Shopping Centre is two miles away. The property is in the catchment area for several good and outstanding schools including the Independent Jewish Day School, Menorah Primary School and The Henrietta Barnet and Hendon Secondary Schools.

### Transport

The property is located within a mile of both Brent Cross and Golders Green underground stations on the Northern Line. The A406 is also a few minutes drive away with fast links into London and to the M1 motorway.

# City House, Monks Way Golders Green, London NW11 0AF

Proposed second floor plan



Proposed first floor plan



Proposed ground floor plan



## Planning Permission

Planning permission has been granted by Barnet Council Planning Department under permitted development rights Ref:15/04245/PNO for the change of use from Class B1 to Class C3 (12 units). For further information please contact Barnet Council Planning Department on 020 8359 3000.

## VAT

We understand the property is not elected for VAT.

Sam Bacon 01992 660204  
sam.bacon@highfield-investments.co.uk

Sam Murphy 01992 660204  
sam.murphy@highfield-investments.co.uk

+44 (0)1992 660204

highfield-investments.co.uk

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

# City House, Monks Way Golders Green, London NW11 0AF

## Existing Areas Schedule

Offices	ft <sup>2</sup>	M <sup>2</sup>
Second Floor	1498	139.2
First Floor	1846	171.5
Ground Floor	1836	170.6
	5181	481.3

## Proposed Areas Schedule

	Bed	ft <sup>2</sup>	M <sup>2</sup>
<b>Second Floor</b>			
Flat L	1 Bed	294	27.4
Flat K	1 Bed	291	27
Flat J	1 Bed	344	32
Flat I	1 Bed	355	33
<b>First Floor</b>			
Flat H	2 Bed	520	48.3
Flat G	Studio Flat	208	19.3
Flat F	1 Bed	352	32.7
Flat E	1 Bed	457	42.5
<b>Ground Floor</b>			
Flat D	2 Bed	511	47.5
Flat C	Studio Flat	208	19.3
Flat B	1 Bed	352	32.7
Flat A	1 Bed	458	42.6
		4350	404.3

## Viewing

Please contact a member of the Highfield Team to arrange access.

## Terms

Offers are invited in excess of £2,000,000 for the vacant freehold interest.

## Site map

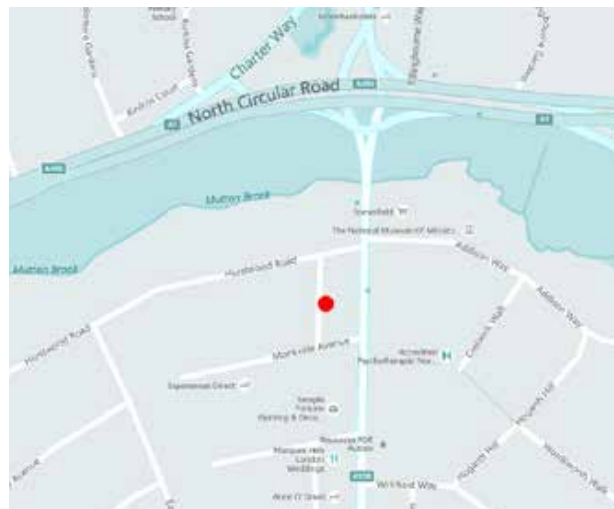


Sam Bacon 01992 660204  
sam.bacon@highfield-investments.co.uk

## Additional Information

Copies of the existing and proposed plans are available upon request.

## Location map



Sam Murphy 01992 660204  
sam.murphy@highfield-investments.co.uk

+44 (0)1992 660204

highfield-investments.co.uk

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.