



823 Finchley Road
London NW11 8AJ



Freehold development opportunity with planning permission for six luxury flats

- Planning permission to construct six flats
- Communal gym facilities
- Located in North West London
- Freehold
- 6,268ft² of residential living accommodation
- Offers in excess of £2,200,000

Description

Highfield are pleased to offer this redevelopment site which currently comprises a detached, two-storey plus loft space dwelling house on the west side of Finchley Road, London NW11. The property now offers a significant redevelopment opportunity to demolish the existing dwelling house to construct six apartments. The scheme comprises of three two-bedroom apartments, one one-bedroom apartment and two studios extending to a total of 6,268ft² (582.3m²) with lift access. Four off-street parking spaces have also been provided within the proposal.

Location

The existing house is located on Finchley Road in Golders Green, North West London, within the London Borough of Barnet. This area is mainly residential and boasts some of the best roads in NW11 with many 1920's and 1930's period properties.

Golders Hill Park, a Victorian ornamental park provides a well established Zoo, butterfly house, tennis courts and children's play area, all a 2-minute walk from the property. Shops on the bustling Golders Green Road include deli's bakeries, butchers and sushi restaurants. There is also Sainsbury's nearby.

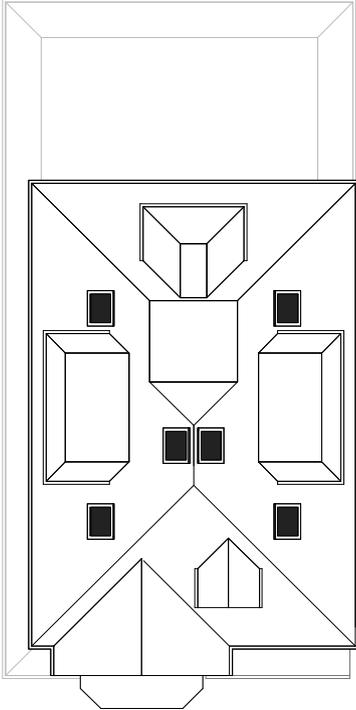
The property is in the catchment area for several excellent state schools, including The Henrietta Barnet School, which has recently been named as the number one state school in the country.

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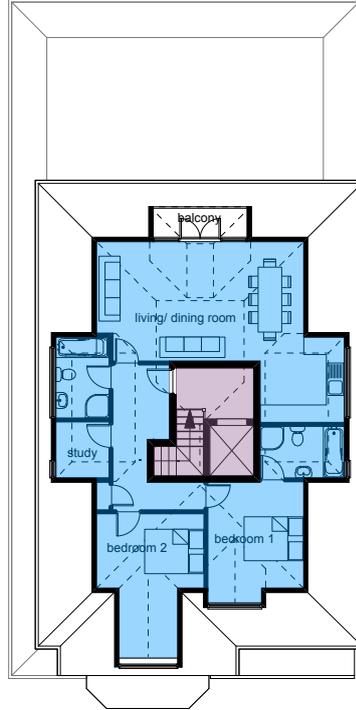
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Floor plans

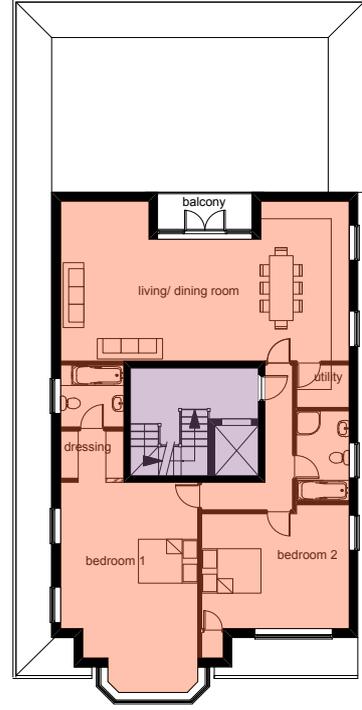
Roof



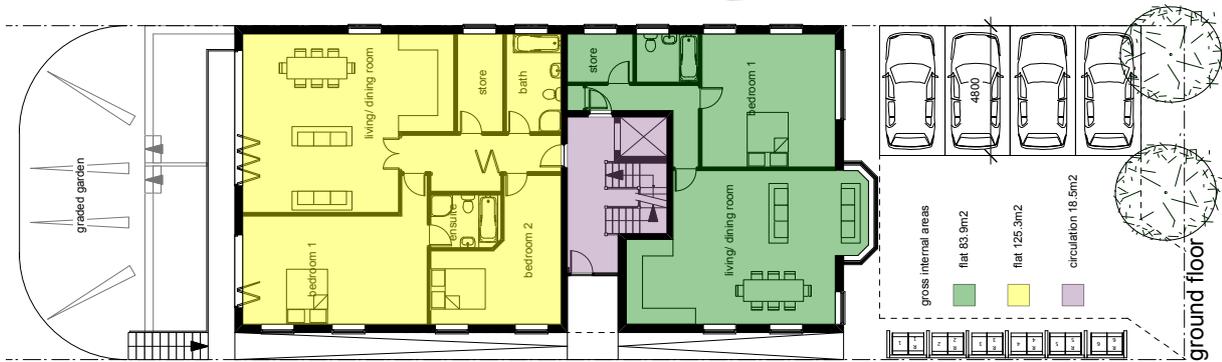
2nd floor



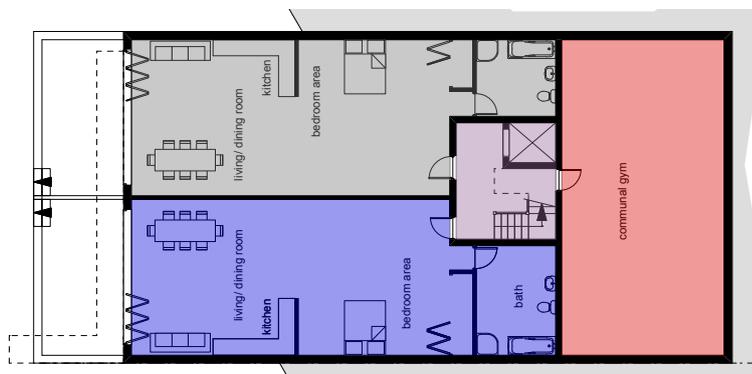
1st floor



Ground



Lower ground



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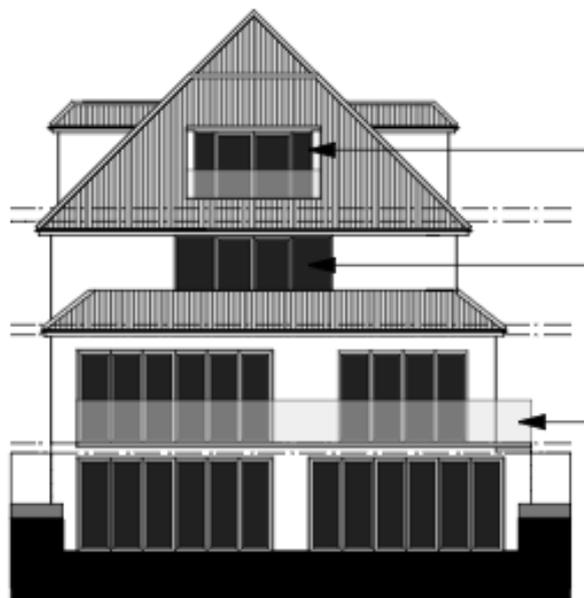
Side elevation



Front elevation



Rear elevation



Schedule for proposed units

Unit	Type	Beds	M ²	ft ²
1	Apartment LG	Studio	83	893
2	Apartment LG	Studio	78.3	843
3	Apartment GF	1	83.9	903
4	Apartment GF	2	125.3	1,349
5	Apartment FF	2	124.7	1,342
6	Apartment SF	2	87.1	938
			582.3	6,268

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

Sam Murphy 01992 660204
sam.murphy@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.

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Transport

Golders Green Underground on the Northern Line station is a short walk away, providing trains to Leicester Square, Kings Cross and Bank stations in under 20-minutes. Golders Green Bus Station is also a busy hub with over 10 buses on its route. The M1 motorway is a 5-minute drive away, which links out to junction 21 of the M25.

Planning Permission

Planning permission was granted on the 7th June 2016 for the demolition of the existing house and the construction of a two storey building with rooms in roofspace and basement comprising of six self-contained flats. Provision of four off-street parking spaces, bike store and refuse/recycling facilities under the planning reference 16/3462/FUL.

Interested parties are advised to make their own planning enquiries with the London Borough of Barnet Planning Authority at telephone no: 020 8359 3000. Details of further planning policies can be found at www.barnet.gov.uk/planning.

Viewing arrangements

Please speak to a member of the Highfield team for viewing arrangements.

Additional Information

Planning documents, floor plans and other related documents will be sent in the form of an Information Pack that can be requested from a member of the Highfield Team.

Financial Contributions

The proposal is liable to a Mayoral and Barnet CIL charge totalling approximately £69,047. Financial contributions are to be paid by the incoming purchaser.

VAT

We understand that VAT is not applicable.

Tenure

Freehold

Terms

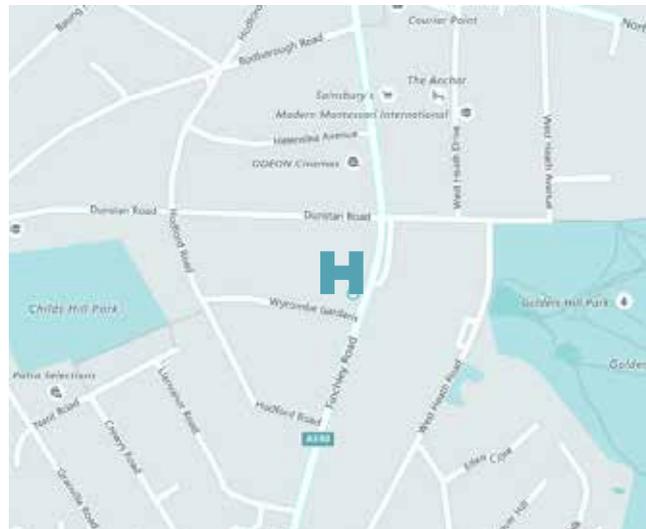
Offers in excess of £2,200,000 for the freehold interest.

Plan



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

Map



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