

FOR SALE

SOLE AGENTS

OIRO £1.4m

**DRAFT**



**APPROX 2,500 SQ FT (232 SQ M) 5 BEDROOM, 4 RECEPTION HOUSE  
ON LARGE PLOT OVERLOOKING PARKLAND TO REAR  
IN NEED OF COMPLETE REFURBISHMENT  
WITH POTENTIAL TO CONVERT/EXTEND  
SUBJECT TO NECESSARY CONSENTS**

**51 HOLDEN ROAD, WOODSIDE PARK, N12 7DP**

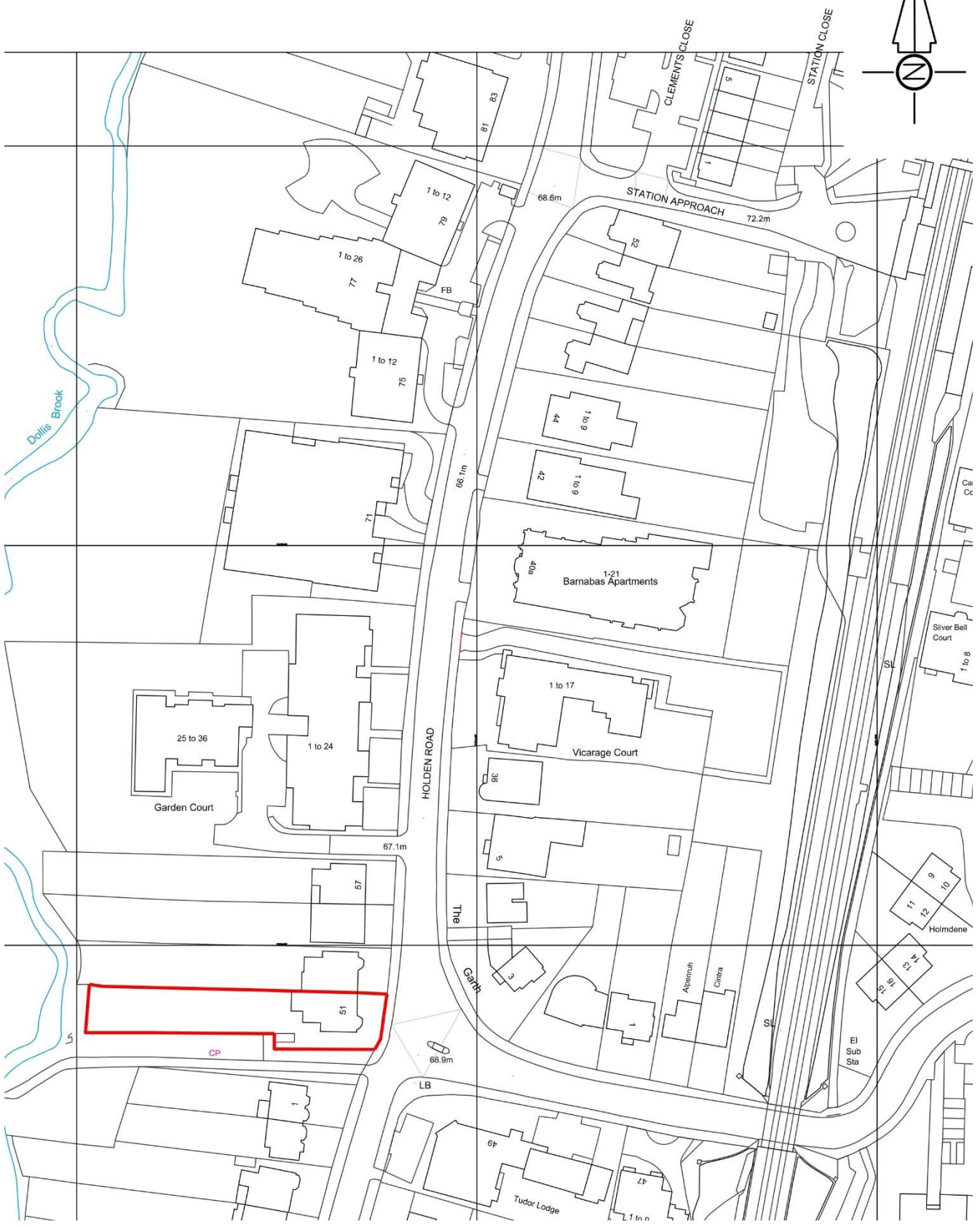
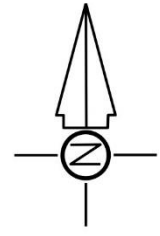
A double fronted semi-detached 5-bedroom, 4 reception room house in need of complete refurbishment but enjoying considerable potential to convert or extend subject to receipt of necessary consents.

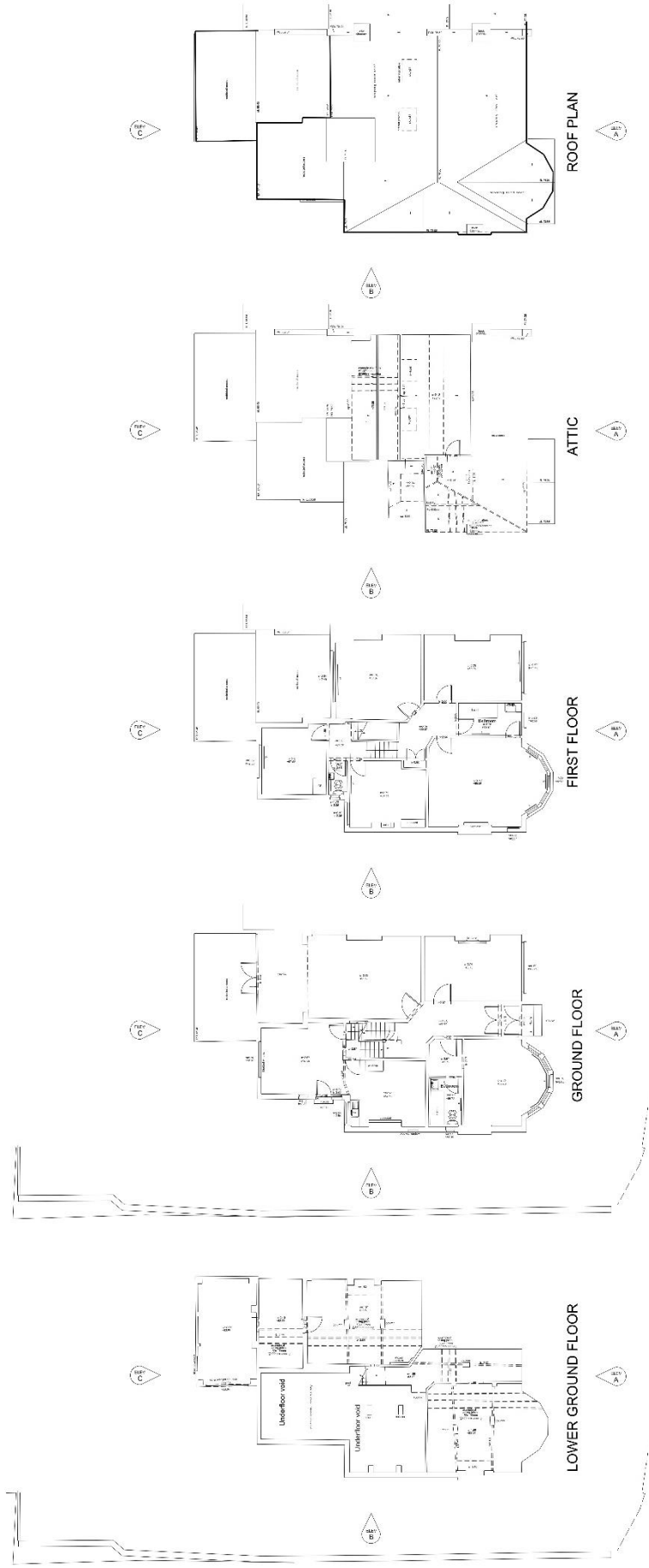
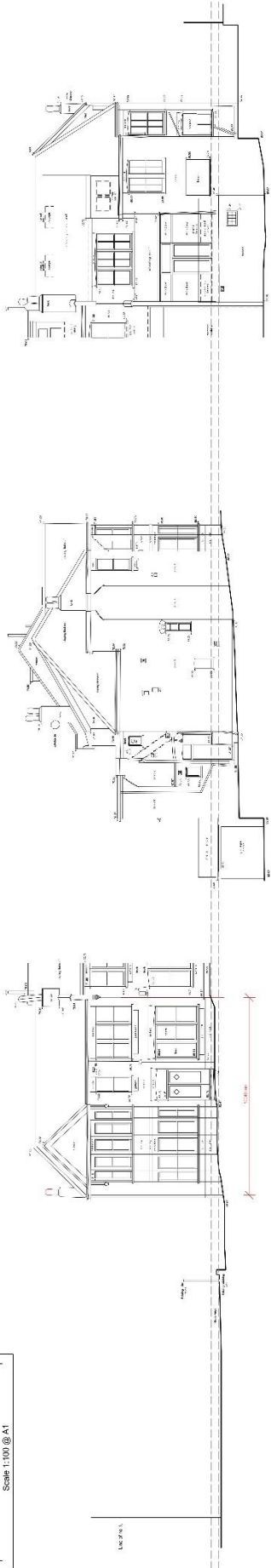
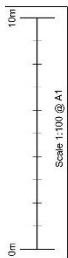
The property which is situated on a large plot overlooking Dollis Brook parkland to the rear, lies in the heart of Woodside Park approximately 0.2 mile from Woodside Park Tube Station (Northern Line) providing easy access to central London as well as local shops and cafes. Multiple shopping inc supermarkets, restaurants, gyms as well as transport/bus dept and other amenities are available about 0.5 mile away at North Finchley. Access to the M1 is only around 2 miles away from the property.

Planning application (23/3538/FUL) was refused on grounds of over development on 19<sup>th</sup> September 2024 for demolition of the existing dwelling and provision of 6 self-contained flats as follows:-

<b>Flat</b>	<b>Floor</b>	<b>Description</b>	<b>Sq. M.</b>	<b>Sq. Ft.</b>
1	Lower Ground	3 bed / 2 bath / private garden	109.9	1183
2	Ground	2 bed / 2 bath / private balcony	71.3	767
3	Ground	2 bed / 2 bath / private balcony	70.0	753
4	First	2 bed / 1 bath	64.1	690
5	First	2 bed / 1 bath	70.7	761
6	First & Second	1 bed / 1 bath	57.1	615

Offers are invited for the freehold interest in the region of £1.4million with vacant possession subject to contract only – other information and for details of viewing arrangements please contact sole agents JL & Co.









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These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.

None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.

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