

FOR SALE

LONG LEASEHOLD

£320,000

DRAFT



**ROOF SPACE WITH PLANNING CONSENT ON FIFTH FLOOR
(INCLUDING EXISTING LIFT) TO PROVIDE
THREE NEW 1 BED FLATS OVERLOOKING PARKLAND
MANDARIN COURT, SNOWBERRY CLOSE,
(OFF PARK ROAD)
BARNET EN5 5FT**

Planning permission was granted in September 2024 (24/0517/PNV) by London Borough of Barnet for an additional storey at fifth floor level of 3no. self-contained flats to the existing block of 8, directly overlooking open space at King Georges' Fields. A lift in the block provides access to the present top floor. A new lease is to be created.

At present solar panels, which provides hot water to the existing 8 flats and a communal Sky TV satellite dish, are located on the roof.

Planning Decision Notice/ CIL liability – we have been advised by architects/surveyors who submitted the planning application that the Decision Notice will be issued once the s106 Agreement has been completed. We further understand that, as this is a prior notification application, no CIL liability is expected. Approximate dimensions are as follows:-

Flat	Floor	Description	SQ. M	SQ. FT
1	Fifth	1 bed / 1 bath	37.5	404
2	Fifth	1 bed / 1 bath	38	409
3	Fifth	1 bed / 1 bath	41.7	449

The property is excellently situated approximately 0.4 mile from High Barnet Northern Line Tube Station and only about 0.2 mile to the multiple shopping and transport facilities of Barnet High Street including multiple bus routes, Waitrose, Boots, Costa etc and the Spires shopping mall.

Offers for the long leasehold interest (at a peppercorn) in the region of £320,000 - subject to contract only - should be submitted to owners' sole agents Jeremy Leaf & Co (ref NW) from whom copy plans, comparable sales, access arrangements etc are available.

The owners via Jeremy Leaf & Co can grant access to the interior common parts of the building but access to the roof must be strictly at visitors' own risk.

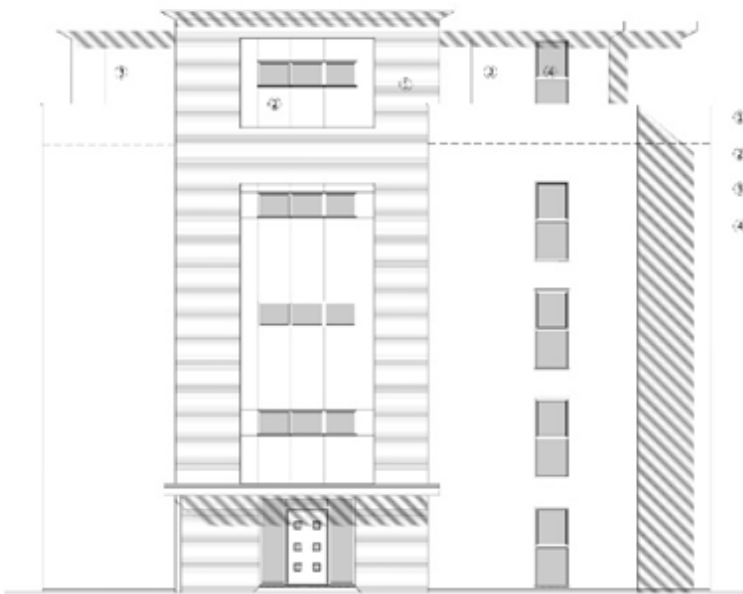


Jeremy Leaf & Co
863 High Road, Finchley N12 8PT

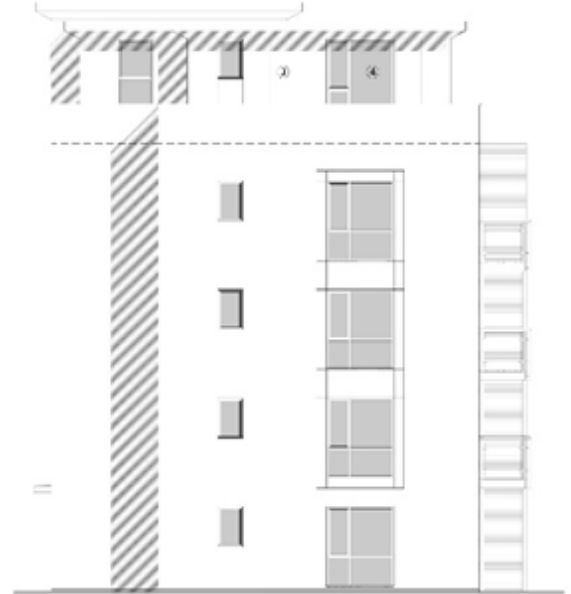
020 8446 4295
land@jeremyleaf.co.uk



FIFTH FLOOR PLAN

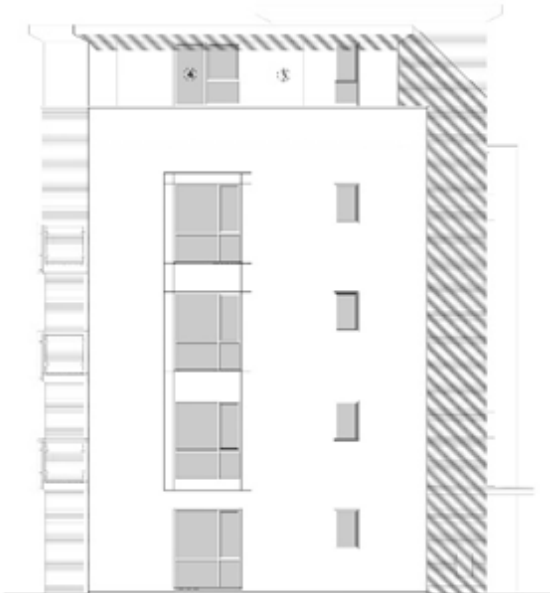


SIDE ELEVATION (facing Snowberry Close)

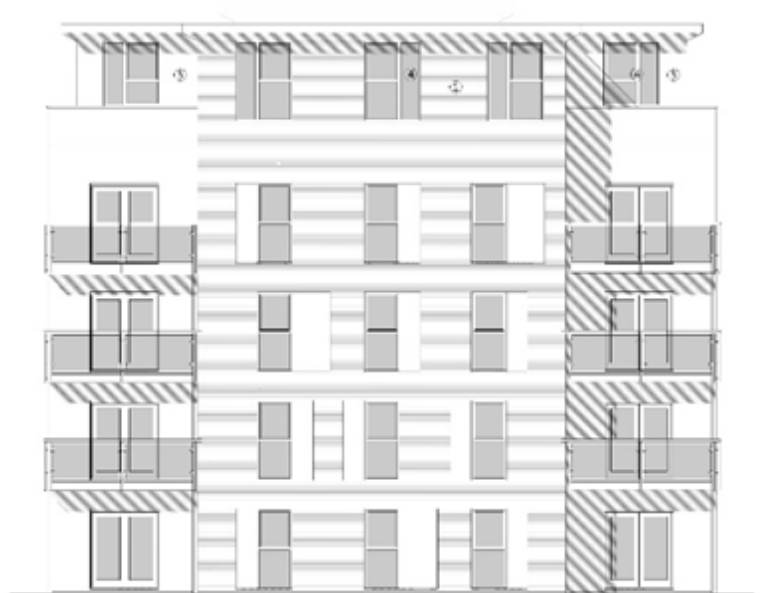


FRONT ELEVATION (facing Park Road)

- ① linework to match existing
- ② lead cladding to match existing
- ③ Anthracite grey raised panel cladding
- ④ Anthracite grey windows to match existing



REAR ELEVATION



SIDE ELEVATION

Consumer Protection from Unfair Trading Regulations 2008

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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.

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