

FOR SALE

SOLE AGENTS

OFFERS IN EXCESS OF £2,000,000

DRAFT



**FREEHOLD LAND WITH PLANNING CONSENT
FOR BLOCK OF SIX NEW BUILD APARTMENTS
4 WOODSIDE AVENUE,
WOODSIDE PARK, LONDON N12 8BG**



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

020 8446 4295
land@jeremyleaf.co.uk

Superbly located about 0.25 mile equidistant of North Finchley's multiple shopping and transport facilities including Sainsburys, Tesco, Boots, Waterstones etc as well as Woodside Park (Northern line) underground station, this excellent opportunity is available for sale with vacant possession.

Planning permission was granted in September 2024 (23/3485/FUL) by London Borough of Barnet for a new block of six apartments with secure storage units and parking.

We are advised by architects/surveyors who submitted the planning application that

a) approximate dimensions are as follows:-

Proposed Schedule of Accommodation					
Flat	Floor	Description	SQ. M	SQ. FT	Amenity Space
1	Ground & Lower Ground	3 bed / 3 bath duplex	148	1593	Private terrace/garden
2	Ground & Lower Ground	2 bed / 2 bath duplex	84	904	Private terrace
3	Ground & Lower Ground	2 bed / 2 bath duplex	94	1012	Private terrace/garden
4	First	2 bed / 2 bath	86	926	Balcony
5	First	2 bed / 2 bath	82	883	
6	Second	3 bed / 2 bath	116	1249	Roof garden

b) Site area is approx. 2165 SQ. M / 0.53 acres / 0.22 hectares; and

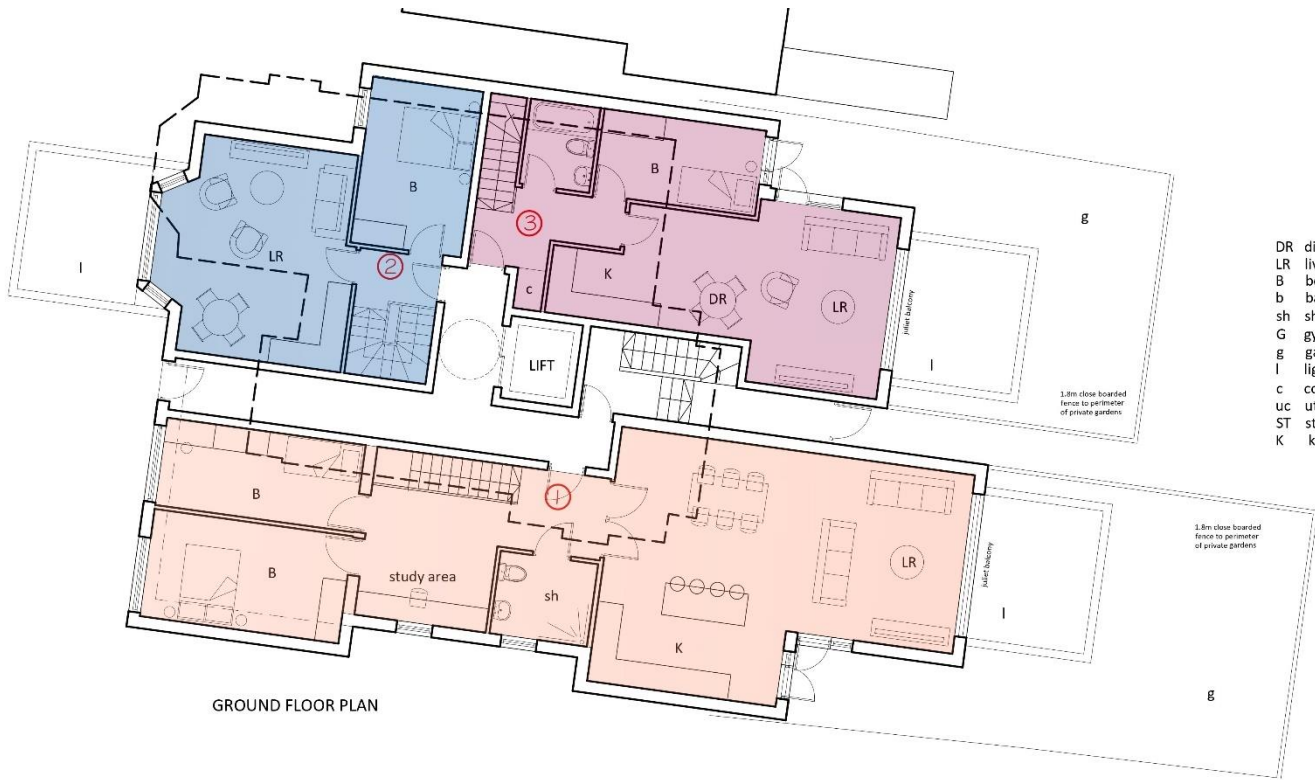
c) there is probably no section 106 liability whereas the Decision Notice and details of the CIL liability are still awaited.

Offers are invited for the freehold interest in excess of £2 million - subject to contract only - to be submitted to owners' sole agents Jeremy Leaf & Co from whom copy plans, topographical survey, ecological appraisal, design and access statement, comparable sales and other information is available on request. Viewing strictly by appointment.



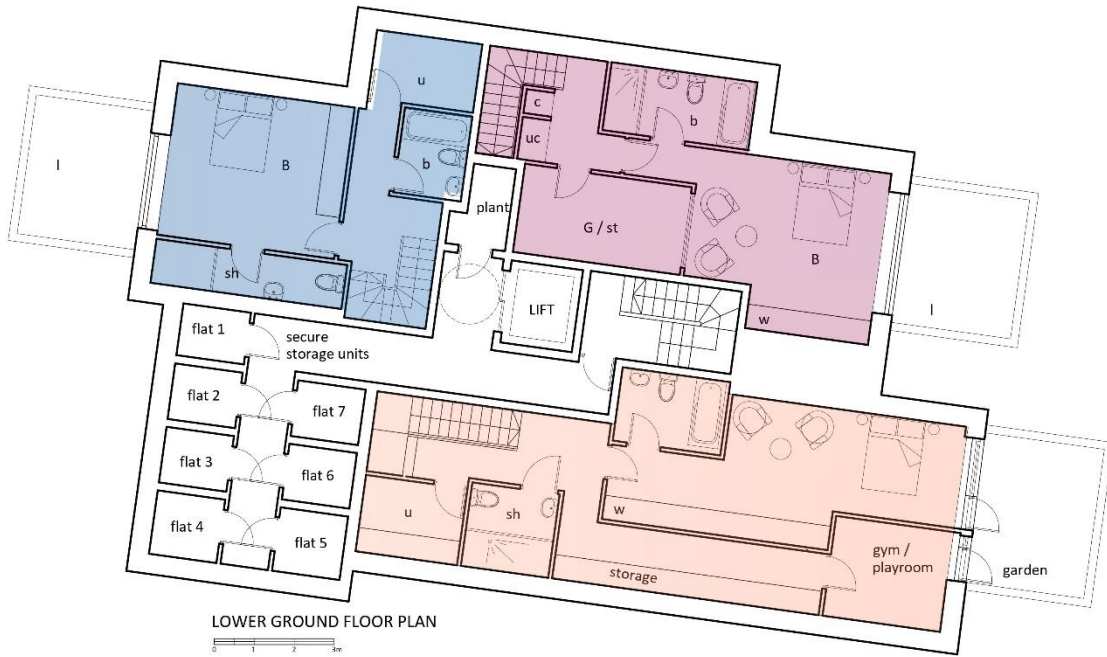
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GROUND FLOOR PLAN

- DR dining room
- LR living room
- B bedroom
- b bathroom
- sh shower room
- G gym
- g garden
- I lightwell
- c coat cupboard
- uc utility cup with washing machine
- ST study
- K kitchen



LOWER GROUND FLOOR PLAN

- DR dining room
- LR living room
- B bedroom
- b bathroom
- sh shower room
- G gym
- g garden
- I lightwell
- c coat cupboard
- uc utility cup with washing machine
- st study
- K kitchen



- DR dining room
- LR living room
- B bedroom
- b bathroom
- sh shower room
- G gym
- g garden
- l lightwell
- c coat cupboard
- uc utility cup with washing machine
- ST study
- K kitchen

FIRST FLOOR PLAN



- DR dining room
- LR living room
- B bedroom
- b bathroom
- sh shower room
- G gym
- g garden
- l lightwell
- c coat cupboard
- uc utility cup with washing machine
- ST study
- K kitchen

SECOND FLOOR PLAN

REV B: PLANNING AMENDMENTS FEB 2024
 REV A: PLANNING AMENDMENTS JAN 2024

Suite 13 Rivers Lodge
 West Common
 Harpenden, Herts
 AL5 2JD





PROPOSED FRONT ELEVATION

Consumer Protection from Unfair Trading Regulations 2008

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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