

Monarch Point



FOR SALE
FREEHOLD

45-47 FRIERN BARNET
ROAD, LONDON, N11 3EG

RESIDENTIAL INVESTMENT
OPPORTUNITY

est 1979
Jeremy
Leaf & Co.

VANDERMOLEN
REAL ESTATE

Monarch Point is a newly constructed five-storey building comprising 31 private apartments.

Executive Summary

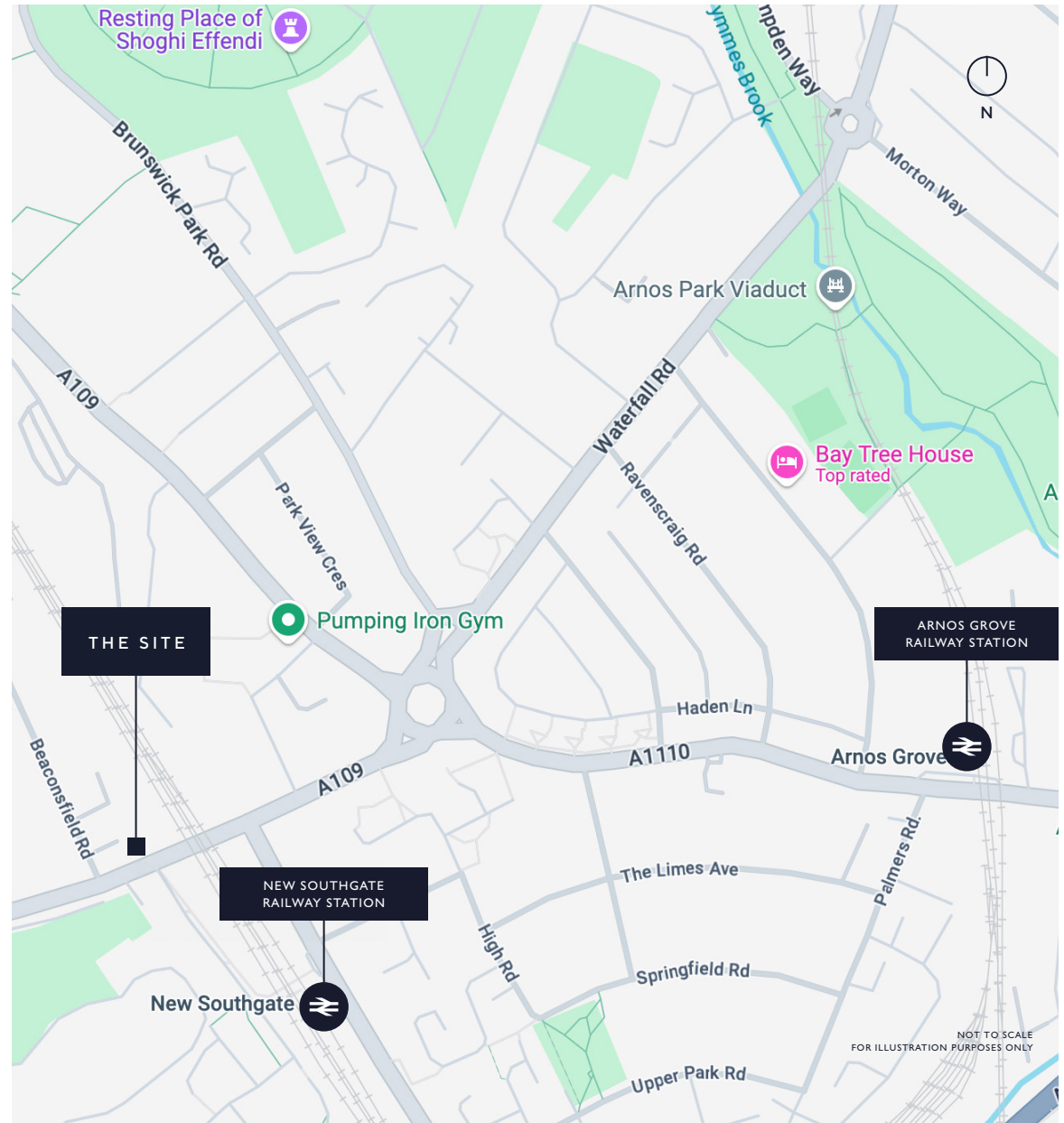
- The development which is due for practical completion by the end of April 2025 comprises **31 private self-contained residential units**.
- Planning permission was originally granted in May 2023 (Ref: PP: 1/6002/FUL) for the “demolition of existing building and redevelopment of the site to provide a new five-storey building comprising 32 self-contained residential units with car and cycle parking”, however, a non-material amendment (Ref: NMA: 23/3558/S73) was granted which reduced the scheme to 31 self-contained units.
- The 31 residential apartments are arranged as **18 x 1 bedroom, 8 x 2 bedrooms, 5 x 3 bedrooms** and offer a total net saleable area of **1,941 sq. m. (20,893 sq. ft.)**.
- The scheme currently comprises 4 Shared Ownership units (4 x 1 Bedroom), however, correspondence is ongoing with the local authority to convert to private tenure with the payment in lieu to be in the region of £150,000 which is to be settled by the existing vendor.
- We believe the estimated rental value (ERV) for the 31 residential units to be in the region of **£750,000 per annum**.
- There is also an outstanding planning application (Ref: PP: 23/5223/FUL) for an additional floor which comprises a further 5 residential units (5 x 1 Bedroom) by
- increasing the gross internal area (GIA) by 342 sq. m. (3,681 sq. ft.)
- For Sale Freehold with vacant possession.

Location

Monarch Point is located on Friern Barnet Road, Friern Barnet which falls within the London Borough of **Barnet**.

The property is excellently located in terms of access to public transport with New Southgate Railway Station only **300 metres (0.2 miles)** South and provides direct access to multiple Central London locations including London St Pancras (14 minutes), Farringdon (18 minutes), and London Blackfriars (23 minutes) via the Thameslink (Source: CityMapper). Arnos Grove Underground Station is also situated **800 metres (0.5 miles)** to the East and provides access to various other central locations such as Covent Garden (25 minutes), Leicester Square (26 minutes), and Knightsbridge (33 minutes) via the Piccadilly Line. The building also benefits from its close proximity to major arterial routes with local routes to the North Circular (A406) which facilitates access to the M1 and M25 motorways.

Monarch Point offers residents access to a wide range of local amenities with Friern Barnet Village just a short walk away which hosts several local grocery shops, cafes, and convenience stores. For larger shopping needs, the nearby North Finchley High Road provides a broader selection of supermarkets, restaurants, and retail outlets. The property is also surrounded by an abundance of natural green space, with Friary Park and Bethune Park both located within a mile of the building.





CGI OF PROPOSED ROOF TERRACE



CGI OF PROPOSED BATHROOM



CGI OF PROPOSED LIVING ROOM

The Property

Planning permission was originally granted in May 2023 (Ref: PP: 1/6002/FUL) for the “demolition of existing building and redevelopment of the site to provide a new five-storey building comprising 32 self-contained residential units with car and cycle parking”, however, a non-material amendment (Ref: NMA: 23/3558/S73) was granted which reduced the scheme to 31 self-contained units.

The development which is 85% through construction is due for practical completion by the end of April 2025 comprises 31 private self-contained residential apartments which are arranged as **18 x 1 bedroom, 8 x 2 bedrooms, 5 x 3 bedrooms and offer a total net saleable area of 1,941 sq. m. (20,893 sq. ft.)**. All the apartments benefit from private outdoor amenity space, and BOSCH appliances fitted throughout. The property also has 9 car parking spaces including two electric car charging points.

The scheme currently comprises **4 Shared Ownership units (4 x 1 Bedroom)**, however, correspondence is ongoing with the local authority to convert to private tenure with the payment in lieu to be in the region of **£150,000** which is to be settled by the existing vendor.

We believe the estimated rental value (ERV) for the 31 residential units to be in the region of **£750,000 per annum**.

There is also an outstanding planning application (Ref: PP: 23/5223/FUL) for an additional floor which comprises a further **5 residential units (5 x 1 Bedroom)** by increasing the gross internal area (GIA) by **342 sq. m. (3,681 sq. ft.)**.

Accommodation Schedule

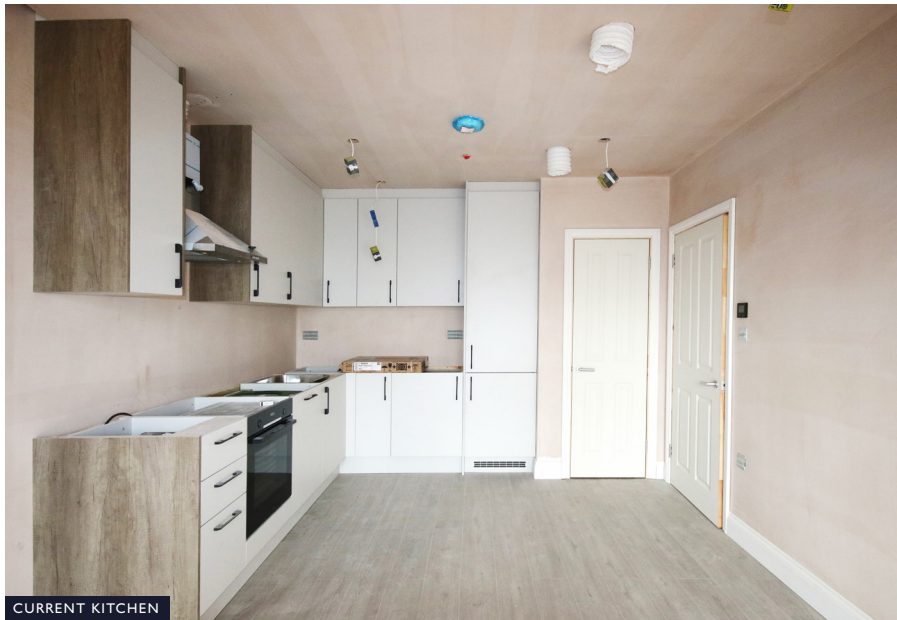
Unit	Floor	Beds	GIA (Sq m)	GIA (Sq ft)
1	Ground	1B2P	48	517
2	Ground	3B5P	91	980
3	Ground	3B5P	91	980
4	First	1B2P	50	538
5	First	1B2P	50	538
6	First	1B2P	50	538
7	First	3B5P	100	1,076
8	First	1B2P	50	538
9	First	2B4P	75	807
10	First	2B4P	70	753
11	First	1B2P	45	484
12	Second	1B2P	50	538
13	Second	1B2P	50	538
14	Second	1B2P	50	538
15	Second	3B5P	100	1,076
16	Second	1B2P	50	538
17	Second	2B4P	75	807
18	Second	2B4P	70	753
19	Second	1B2P	45	484
20	Third	1B2P	45	484
21	Third	1B2P	50	538
22	Third	1B2P	50	538
23	Third	3B5P	100	1,076
24	Third	1B2P	50	538
25	Third	2B4P	75	807
26	Third	2B4P	70	753
27	Third	1B2P	45	484
28	Fourth	1B2P	45	484
29	Fourth	1B2P	45	484
30	Fourth	2B4P	76	818
31	Fourth	2B4P	80	861
Total			1,941	20,892



CURRENT EXTERIOR



CURRENT INTERIOR

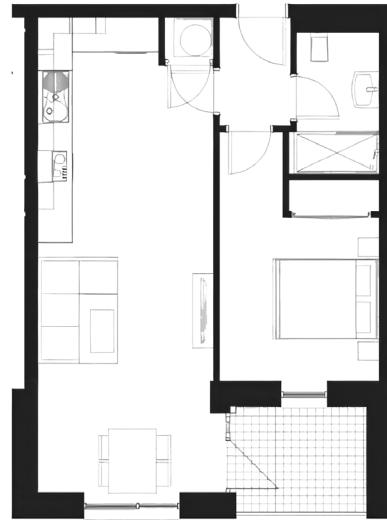


CURRENT KITCHEN

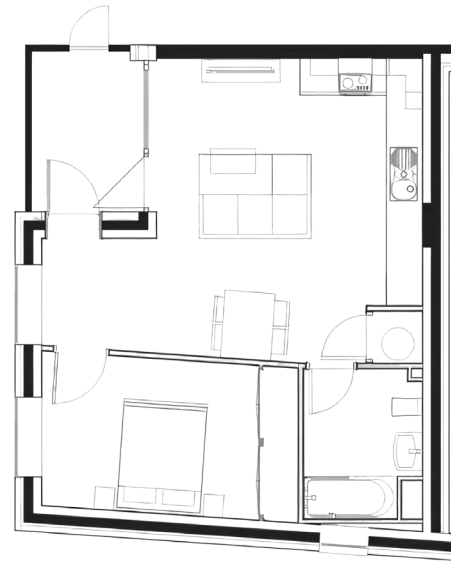


VIEW

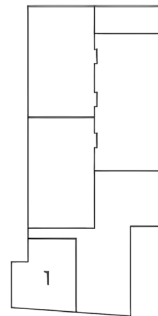
Floorplans: One Bedroom Accomodation



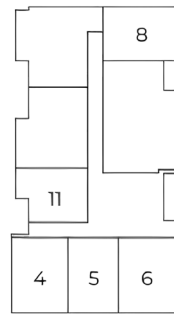
Type A



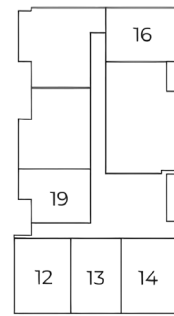
Type B



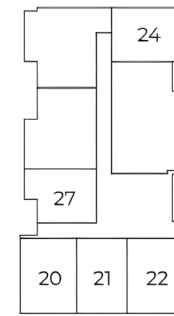
Ground Floor



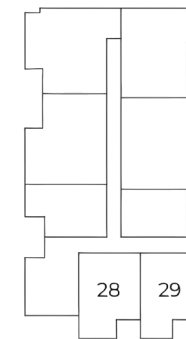
1st Floor



2nd Floor



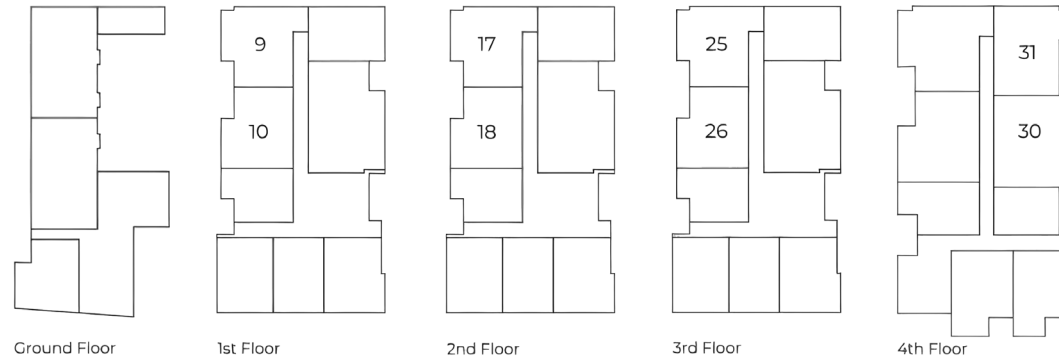
3rd Floor



4th Floor

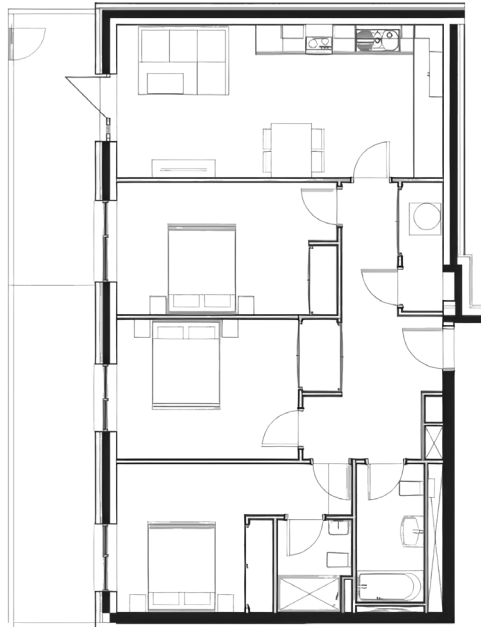
NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplans: Two Bedroom Accomodation

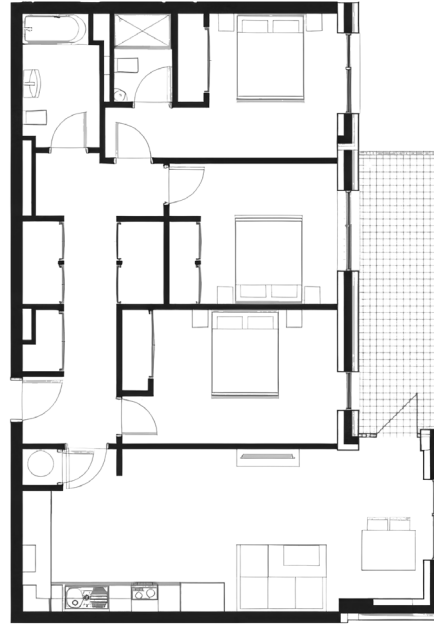


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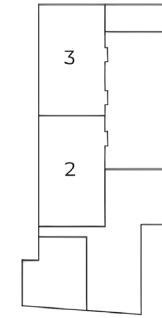
Floorplans: Three Bedroom Accomodation



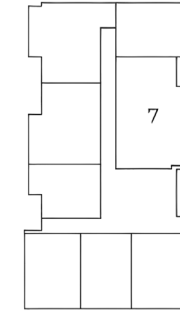
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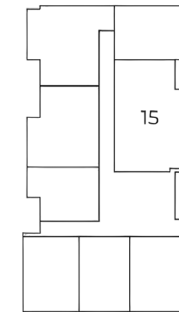
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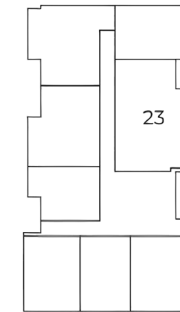
Ground Floor



1st Floor



2nd Floor



3rd Floor

NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

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Tenure

The property is being sold Freehold with vacant possession.

Method of Sale

This property will be sold by way of informal tender with a bids date to be confirmed in due course.

Guide Price

We are instructed to invite offers on an unconditional basis for the freehold interest subject to contract only.

Viewings

Viewings are strictly by appointment. Please contact the joint-sole selling agents to arrange an inspection if required.

Further Information

Further plans and information are available by clicking the button below.