

**FOR SALE**

**Guide Price - £875,000**



**FREEHOLD DEVELOPMENT/OCCUPATION OPPORTUNITY  
DETACHED BUNGALOW IN POPULAR AREA  
PLANNING CONSENT FOR 2 ADDITIONAL BEDROOMS  
PLUS FURTHER EXTENSION POTENTIAL**

**Edera, Hendon Wood Lane, Mill Hill, London, NW7 4HS**



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Detached bungalow on popular residential road where planning consent was granted by London Borough of Barnet (24/5156/HSE) in January 2025 for a 35 sq m (377 sq ft) front and rear extension – see attached plans – to provide four bedrooms and two bathrooms as well as kitchen and reception room of approximately 1,410 sq ft (131 sq m) in total.

We are advised by the owner the bungalow falls under Council tax band F which is lower than average for the road.

Long-established local architects acting for the owner advise there is also a good chance of obtaining a part loft extension, subject to necessary consents. No CIL or S106 payable.

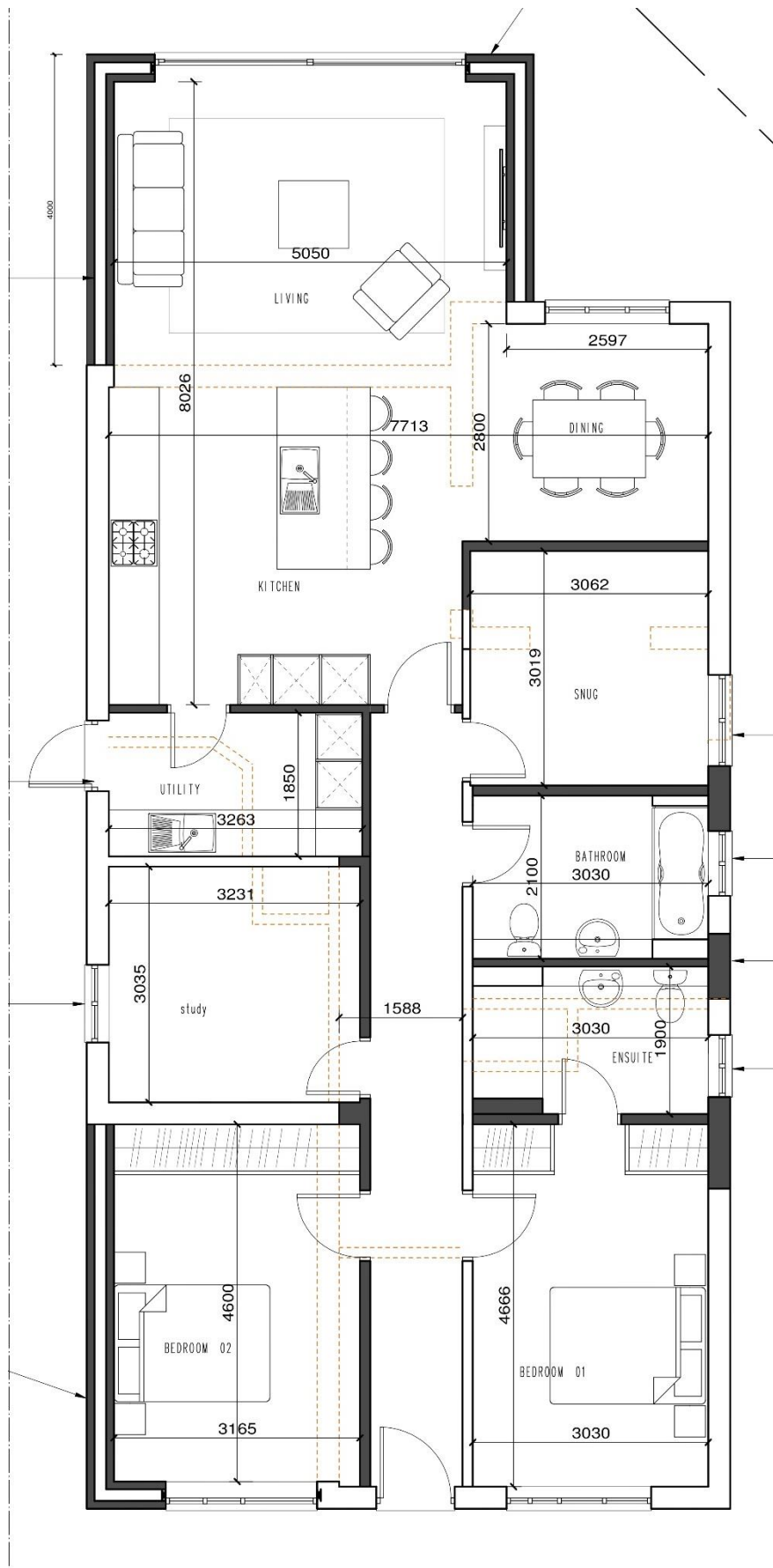
A party wall agreement has been agreed in principle with the neighbour which is due to be confirmed shortly.

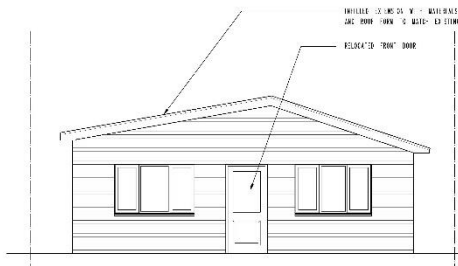
Guide price is £875,000 for the freehold interest with vacant possession subject to contract only. Consideration will also be given to offers subject to receipt of additional consents.

Further details about the property, plans, copy of the planning consent and access arrangements are available from sole agents Jeremy Leaf & Co.

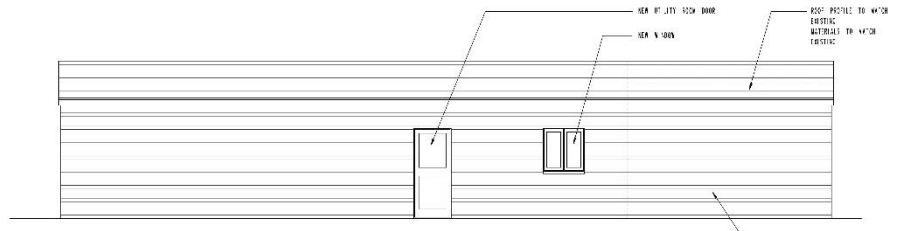




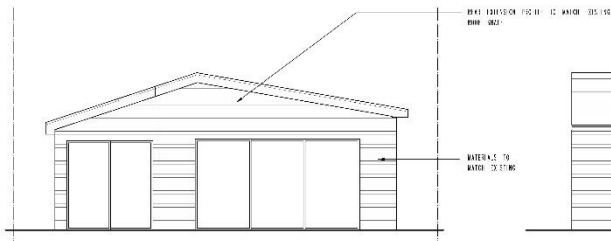




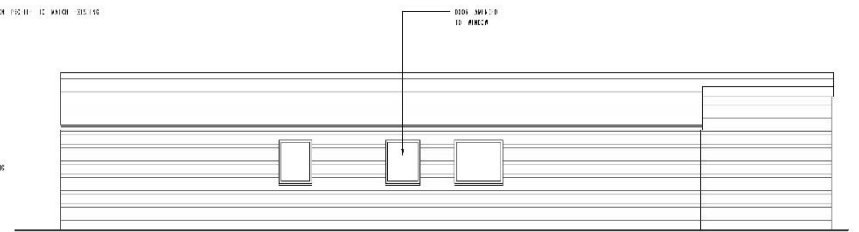
PROPOSED FRONT ELEVATION



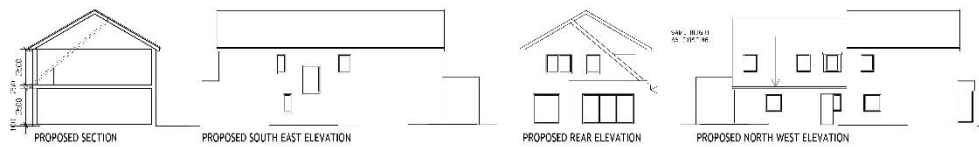
PROPOSED SOUTH EAST ELEVATION



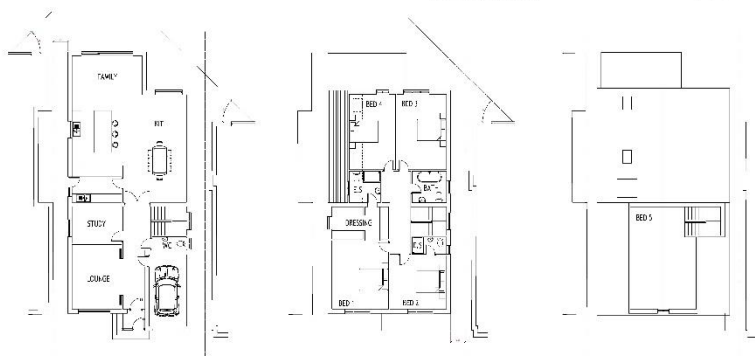
PROPOSED REAR ELEVATION



PROPOSED NORTH WEST ELEVATION



PROPOSED STREET SCENE



PROPOSED GROUND FLOOR 136M<sup>2</sup>

PROPOSED FIRST FLOOR 111M<sup>2</sup>

PROPOSED SECOND FLOOR 32M<sup>2</sup>

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