

FOR SALE

SOLE AGENTS

£1,750,000



**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
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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:-

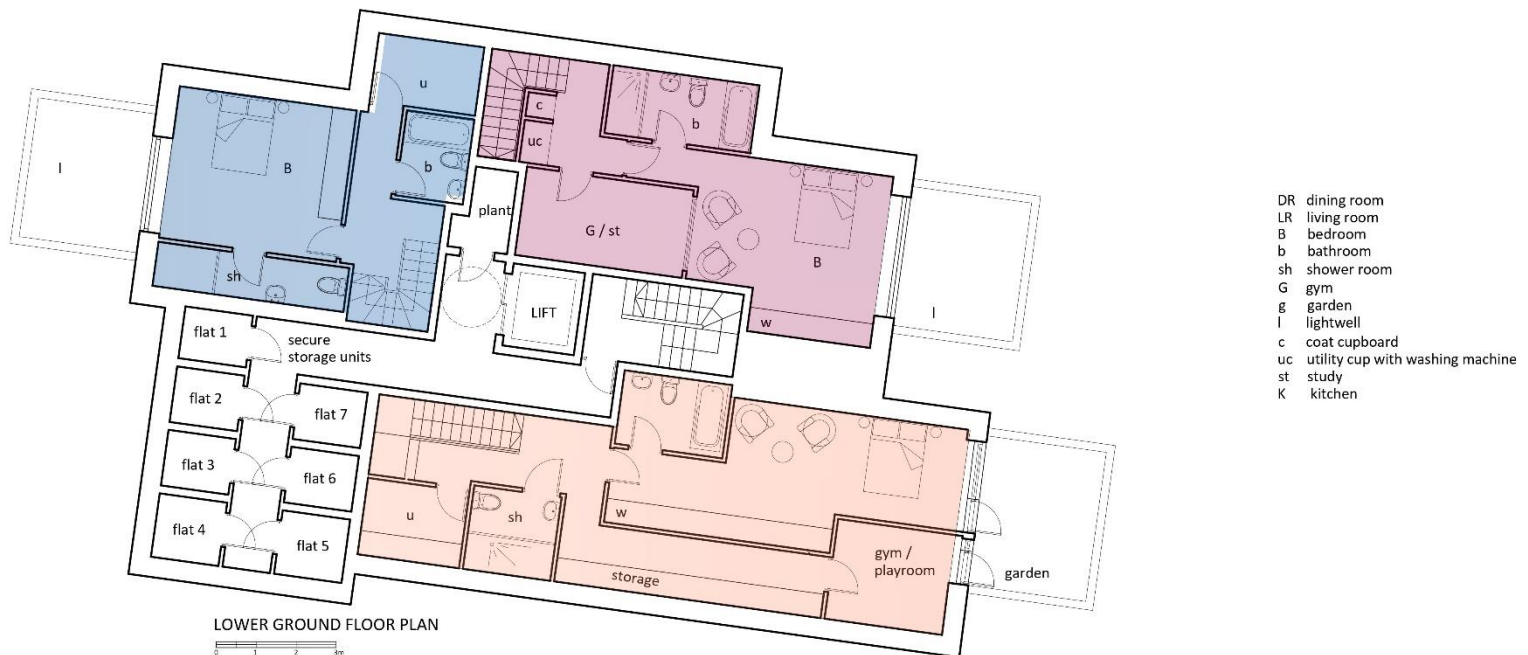
Proposed Schedule of Accommodation					
Flat	Floor	Description	SQ. M	SQ. FT	Amenity Space
1	Ground & Lower Ground	3 bed / 3 bath duplex	148	1593	Private terrace/garden
2	Ground & Lower Ground	2 bed / 2 bath duplex	84	904	Private terrace
3	Ground & Lower Ground	2 bed / 2 bath duplex	94	1012	Private terrace/garden
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.

c) there is probably no section 106 liability

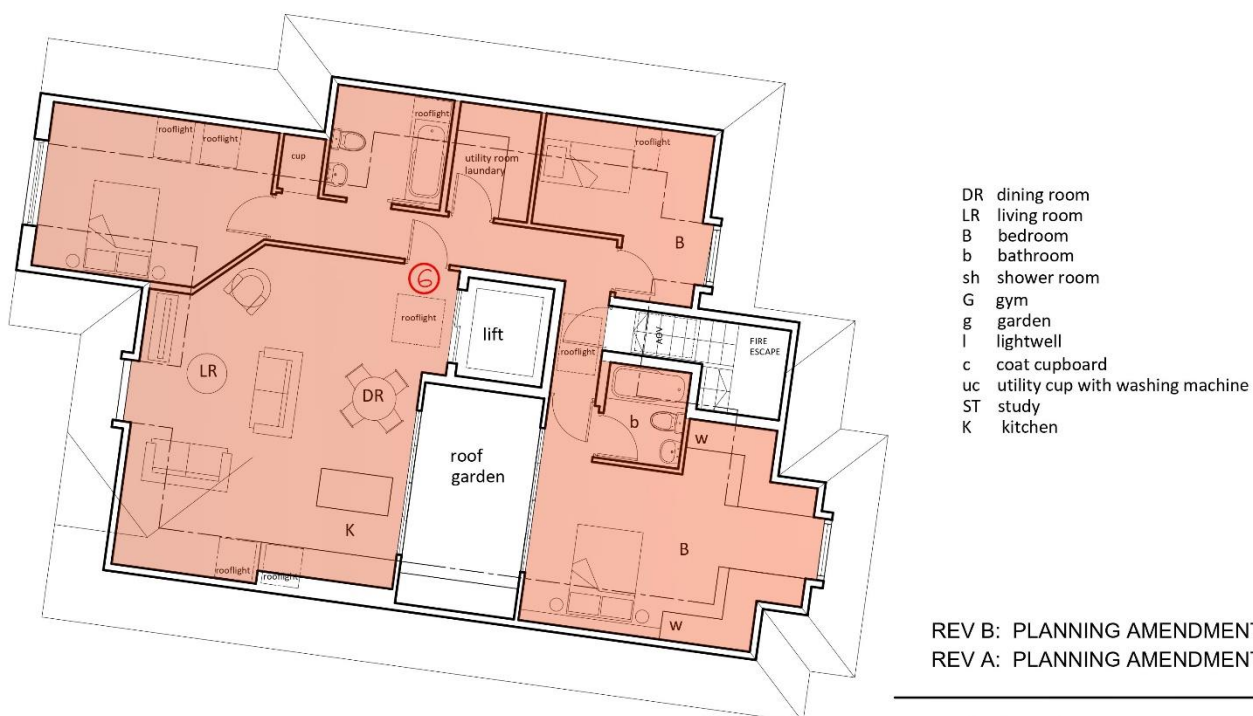
d) estimated CIL liability is £157,915.81.

Offers are invited for the freehold interest in the region of £1.75 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.





FIRST FLOOR PLAN



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

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

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