

**CLEARED SITE WITH PLANNING CONSENT FOR
TWO SUBSTANTIAL 4/5 BEDROOM HALLS ADJOINING
SEMI-DETACHED HOUSES
OF APPROX 2,790 SQ FT (259 SQ M) AND 2,400 SQ FT (227 SQ M)
IN GOOD QUALITY, CONVENIENT RESIDENTIAL NEIGHBOURHOOD
7 – 9 HOLLY PARK GARDENS, FINCHLEY, LONDON N3 3NG**

NB TAX SAVING POTENTIAL - WE ARE ADVISED BY OUR CLIENTS THE PROPERTY CONSTITUTES THE SOLE ASSET OF A COMPANY WHICH COULD BE PURCHASED AS A WAY OF POTENTIALLY REDUCING STAMP DUTY LIABILITY, SUBJECT TO DUE DILIGENCE

Artistic Impression of streetview _ Holly Park Gardens looking North



- Planning granted
- Catchment area for local schools
- Good residential area
- Good transport links

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PLANNING

Planning consent was granted (19/5642/FUL) by London Borough of Barnet for demolition of the existing house and construction of two substantial 4/5 bedroom/3 bathroom semi-detached houses of approximately 2,790 sq ft (259 sq m) and 2,440 sq ft (227 sq m).

NB Our clients advise us that demolition of the existing house constituted implementation of the planning consent.

LOCATION AND TRANSPORT

The land is situated in a good quality residential area among similar detached and semi detached houses, within the catchment area of sought-after local schools and approximately 0.5 mile of Finchley Central (Northern Line) Underground station.

Open space including College Farm, local shops and bus routes to nearby Temple Fortune are even closer to hand.

FURTHER INFORMATION

Please contact owners' sole agents, Jeremy Leaf & Co via land@jeremyleaf.co.uk for CIL liability notice, construction drawings, title plan, landscaping programme include tree protection, demolition method statement, sub-soil investigation, drainage and environmental searches, comparable sales information etc as well as viewing arrangements.

PRICE

Guide price for the freehold interest is £1.625 million subject to contract only



Consumer Protection from Unfair Trading Regulations 2008

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