

FOR SALE

LONG LEASEHOLD

£320,000

DRAFT



**ROOF SPACE WITH PLANNING CONSENT ON FIFTH FLOOR
(INCLUDING EXISTING LIFT) TO PROVIDE
THREE NEW 1 BED FLATS OVERLOOKING PARKLAND
MANDARIN COURT, SNOWBERRY CLOSE,
(OFF PARK ROAD)
BARNET EN5 5FT**

Planning permission was granted in September 2024 (24/0517/PNV) by London Borough of Barnet for an additional storey at fifth floor level of 3no. self-contained flats to the existing block of 8, directly overlooking open space at King Georges' Fields. A lift in the block provides access to the present top floor. A new lease is to be created.

At present solar panels, which provides hot water to the existing 8 flats and a communal Sky TV satellite dish, are located on the roof.

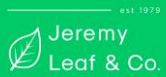
We have been advised by architects/surveyors who submitted the planning application that the Decision Notice will be issued once the s106 Agreement has been completed. We further understand that the CIL liability will amount to approx. £48,446.76.

Approximate dimensions are as follows:-				
Flat	Floor	Description	SQ. M	SQ. FT
1	Fifth	1 bed / 1 bath	37.5	404
2	Fifth	1 bed / 1 bath	38	409
3	Fifth	1 bed / 1 bath	41.7	449

The property is excellently situated approximately 0.4 mile from High Barnet Northern Line Tube Station and only about 0.2 mile to the multiple shopping and transport facilities of Barnet High Street including multiple bus routes, Waitrose, Boots, Costa etc and the Spires shopping mall.

Offers for the long leasehold interest (at a peppercorn) in the region of £320,000 - subject to contract only - should be submitted to owners' sole agents Jeremy Leaf & Co (ref NW) from whom copy plans, comparable sales, access arrangements etc are available.

The owners via Jeremy Leaf & Co can grant access to the interior common parts of the building but access to the roof must be strictly at visitors' own risk.

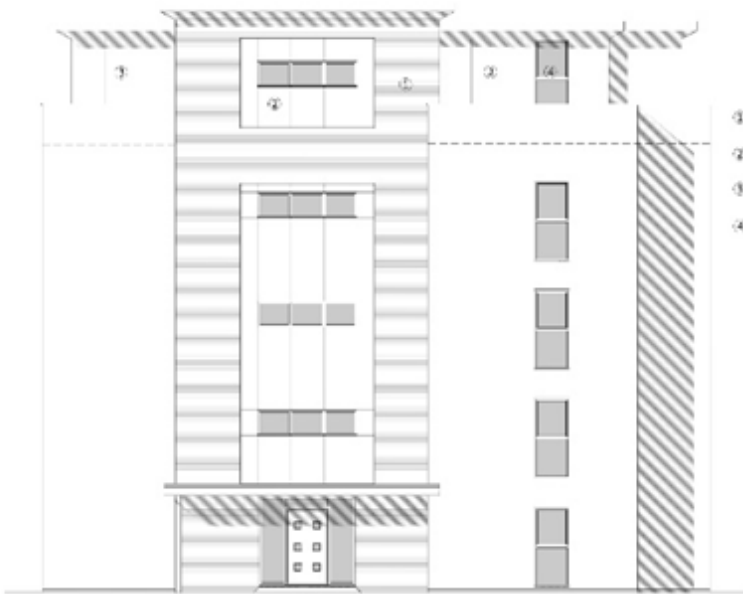


Jeremy Leaf & Co
863 High Road, Finchley N12 8PT

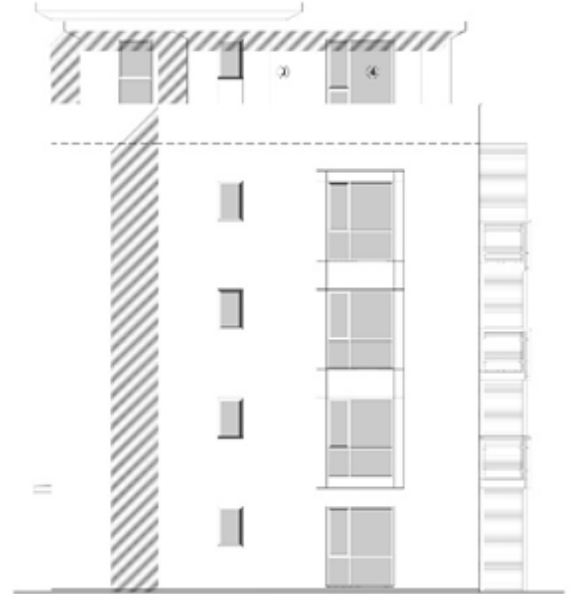
020 8446 4295
land@jeremyleaf.co.uk



FIFTH FLOOR PLAN

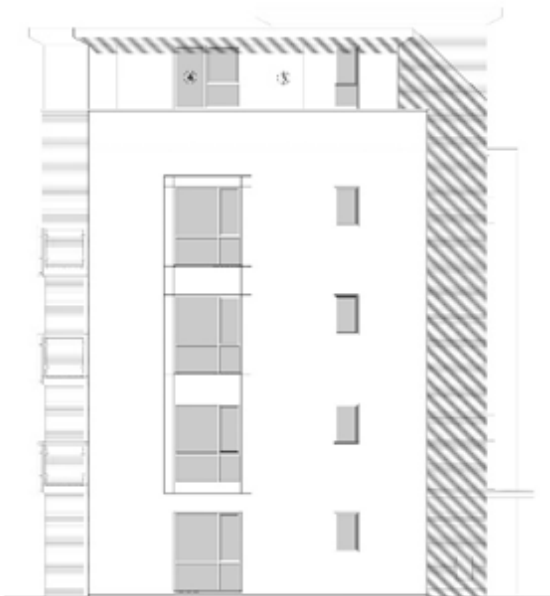


SIDE ELEVATION (facing Snowberry Close)



FRONT ELEVATION (facing Park Road)

- ① linework to match existing
- ② lead cladding to match existing
- ③ Anthracite grey raised panel cladding
- ④ Anthracite grey windows to match existing



REAR ELEVATION



SIDE 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.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.

No person in the employment of Jeremy Leaf & Co has any authority to make any representation or warranty whatsoever in relation to this property.

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidents of VAT in respect of any transaction.

This document is not intended for distribution and may not be reproduced or further distributed or published for any purpose. In particular, any tenants detailed in this property should not be approached without prior written permission.

