

FOR SALE

GUIDE PRICE - £875,000

DRAFT



**FREEHOLD DEVELOPMENT/OCCUPATION
OPPORTUNITY**

“EDERA,” HENDON WOOD LANE,

MILL HILL, LONDON, NW7 4HS

**DETACHED 2 BEDROOM BUNGALOW
IN POPULAR AREA**

**PLANNING CONSENT FOR 2 ADDITIONAL BEDROOMS
FURTHER EXTENSION POTENTIAL**

Detached 2 bedroom 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 measuring 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.

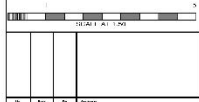
Local established architects acting for the owner advise there is also a good chance of obtaining a part loft extension, subject to necessary consents.

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 planning consent and access arrangements are available from sole agents Jeremy Leaf & Co.



Fig. 1. Schematic diagram of a three-phase power system.



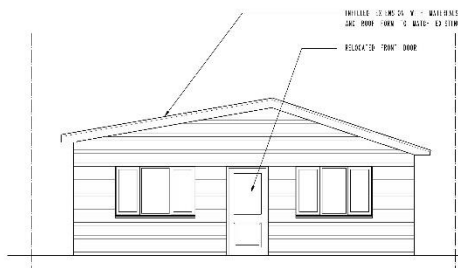
EDERA
HENDON WOOD LANE
BARNET NW7 4HS

PROPOSED PLAN

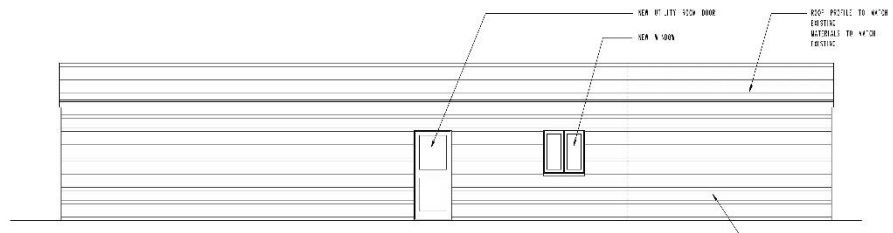
Drawing Title		
REAR/SIDE EXTENSION AND INTERNAL AMENDMENTS		
Scale	Date	Drawing
1:50WA1	10/24	SB



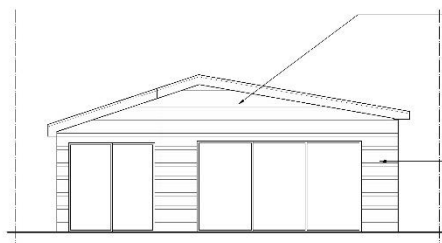
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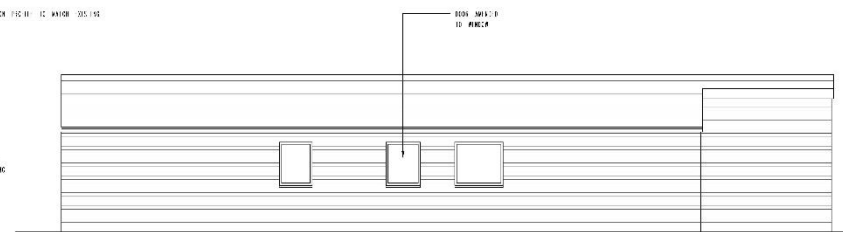
PROPOSED FRONT ELEVATION



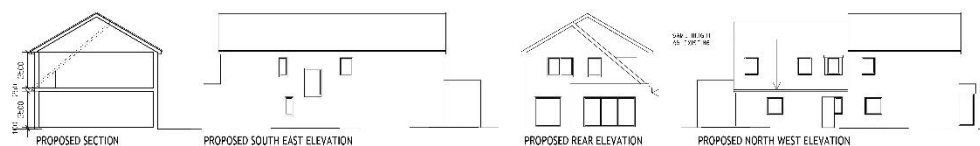
PROPOSED SOUTH EAST ELEVATION



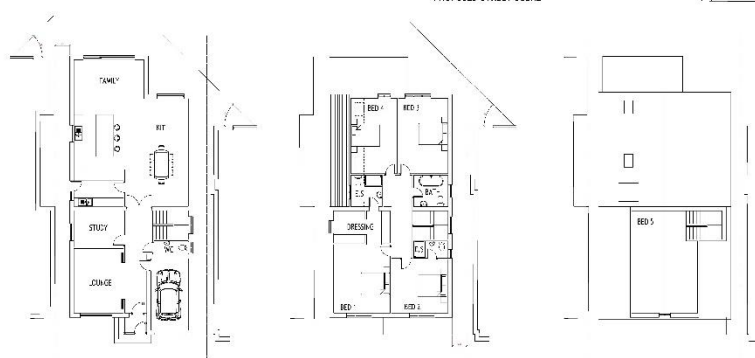
PROPOSED REAR ELEVATION



PROPOSED NORTH WEST ELEVATION



PROPOSED STREET SCENE



PROPOSED GROUND FLOOR 136M2

PROPOSED FIRST FLOOR 111M2

PROPOSED SECOND FLOOR 32M2

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