

Hutton Grove, Finchley, London, N12

Guide Price £1,650,000

- Freehold land
- Consent for new three storey block of 9 flats
- Planning permission approved (23/4243/FUL)
- Only 0.7 miles from both West Finchley and Woodside Park Northern Line Underground stations

# Hutton Grove, Finchley, London, N12 8NP

Freehold land with planning consent (23/4243/FUL) for construction of a new three storey block of 9 flats (3 X 2 beds / 6 X 1 beds).

The approximate NIA of the flats is 536.7 SQ. M / 5779 SQ. FT.

Hutton Grove is located just off Ballards Lane in the heart of Finchley and only 0.7 miles from both West Finchley and Woodside Park Northern Line Underground stations providing quick connections to Central London and across North London.

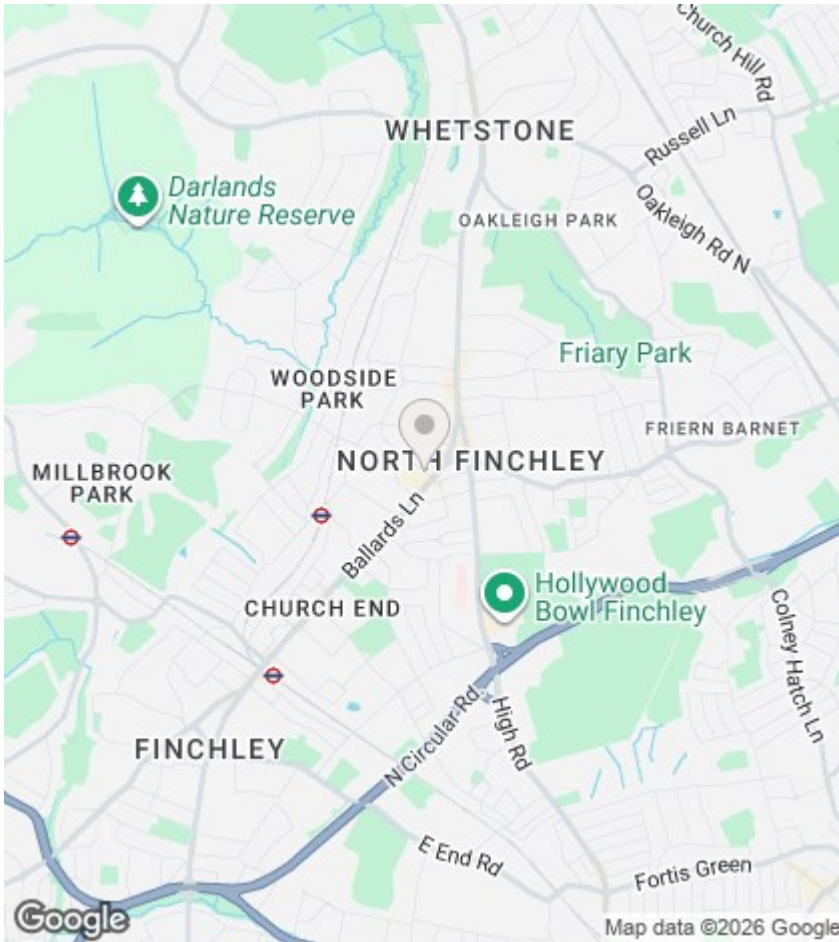
Other local amenities include Waitrose supermarket (0.1 miles), many other multiple and local shops, cafes and restaurants at Tally Ho Corner (0.2 miles). The property is also in the catchment area for good local schools.

We are informed of the following by the vendor:



Council Tax Band:





## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

