

For Sale

Freehold

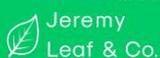
Guide Price £1.15m

FOR RETAINED CLIENTS ONLY



FREEHOLD LAND WITH PLANNING CONSENT FOR BLOCK OF 6 FLATS

12a Hutton Grove, Finchley, London, N12 8DT



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

020 8446 4295
land@jeremyleaf.co.uk

Freehold land to be sold with planning consent (25/3690/FUL) for the demolition of existing buildings and construction of a new part-two, part-three storey building to form 6 flats with parking.

Hutton Grove is located in the heart of Finchley just off Ballards Lane 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.

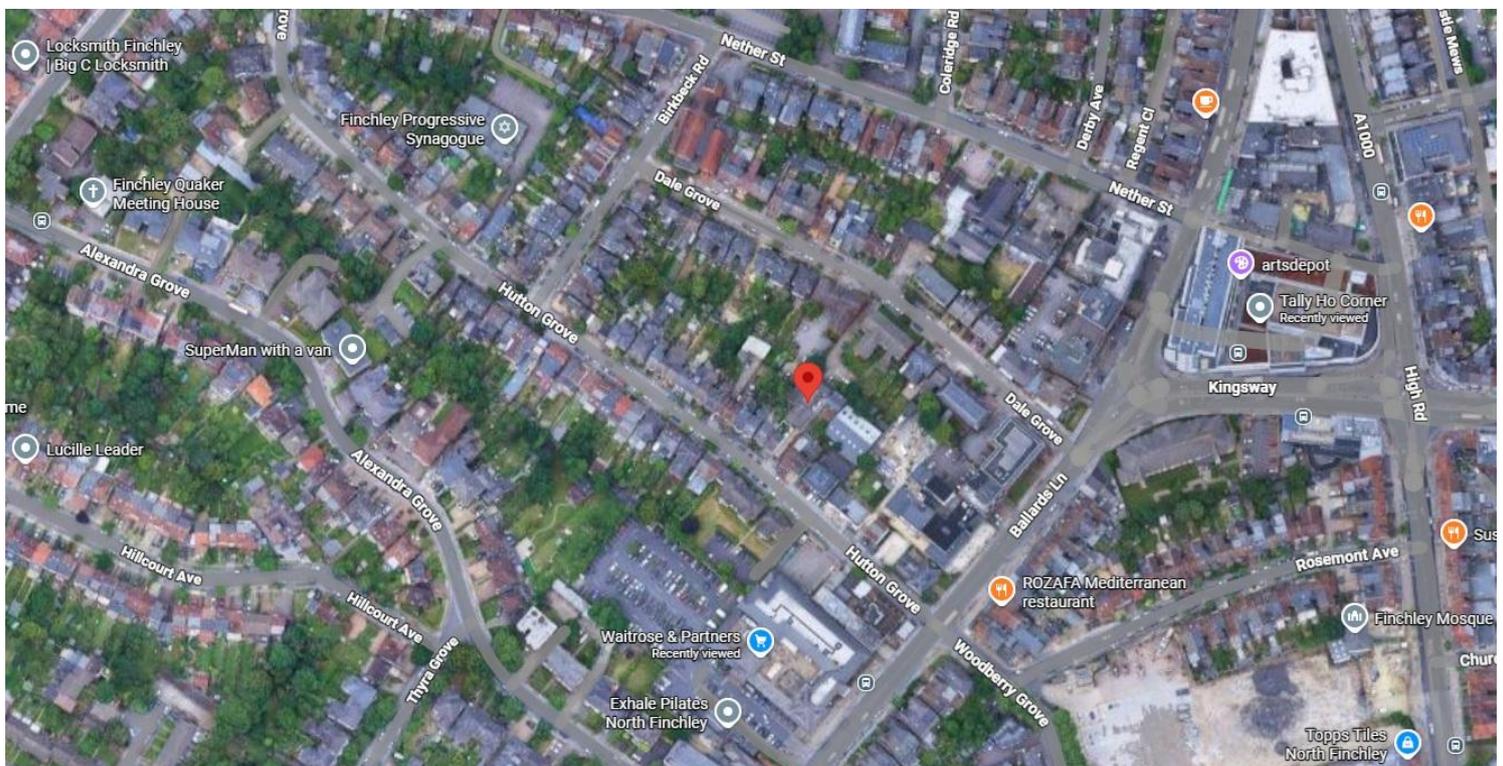
Other local amenities include Waitrose supermarket (0.1 miles), many other multiple and local shops, cafes and restaurants at Tally Ho Corner (0.2 miles) and the property is also in the catchment area for good local schools.

We are informed by the vendors there is no S106 and the CIL amount is to be confirmed.

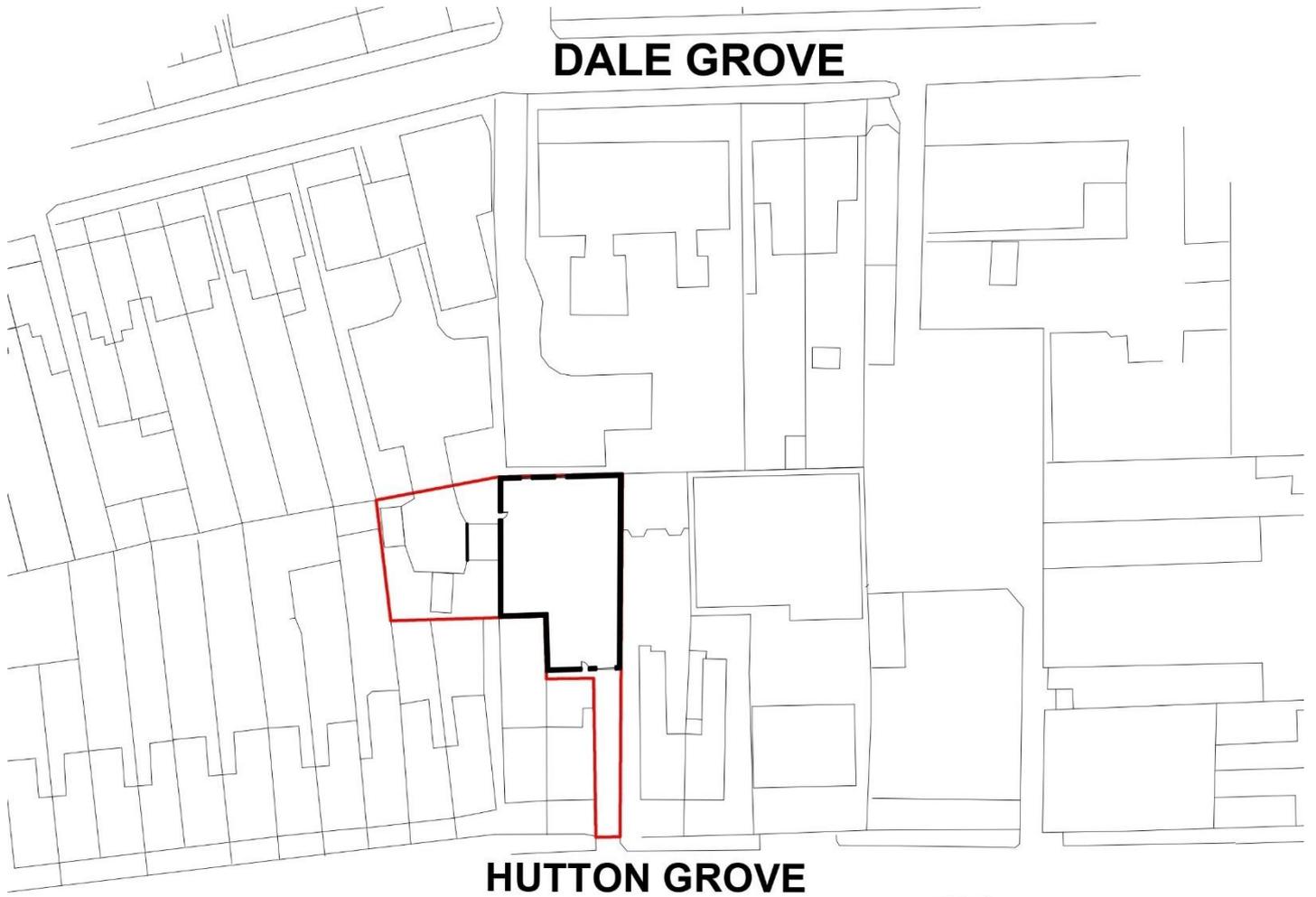
Offers are invited for the freehold interest at the guide price of £1,150,000 with vacant possession - subject to contract only - to Jeremy Leaf & Co from whom copies of plans, draft planning consent and other information is available. Viewings must be arranged strictly by appointment only via Jeremy Leaf & Co.

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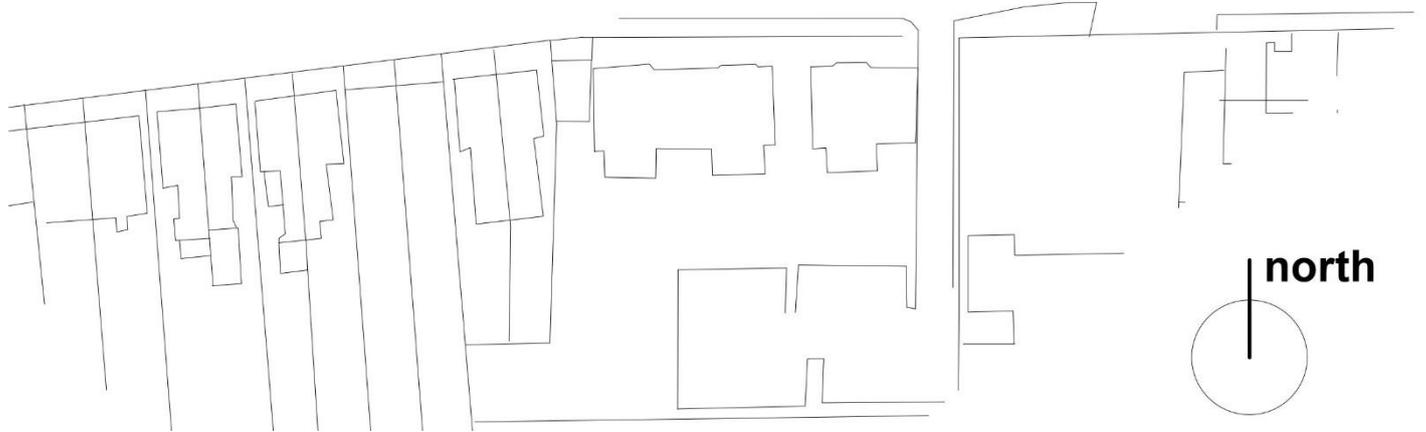
If this property is of interest, it will be necessary for the purchaser to retain the services of Jeremy Leaf & Co and be responsible for payment of introductory commission based on 1% of total purchase monies plus VAT. This sum, though due on exchange of contracts, will become payable on completion by legal representatives of the



DALE GROVE



HUTTON GROVE



north





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.

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