



5 SUNNINGFIELDS CRESCENT

HENDON, LONDON, NW4 4RD

FOR SALE

A RESIDENTIAL DEVELOPMENT
OPPORTUNITY WITH PLANNING
PERMISSION FOR 6 FLATS IN
NORTH WEST LONDON

VANDERMOLLEN
REAL ESTATE

A consented residential development opportunity located in Hendon, London, NW4.

The property is located 1.9 km (1.2 miles) North of Hendon Central Underground Station providing direct links to various Central London locations including Euston (17 minutes), Tottenham Court Road (24 minutes), and Waterloo (30 minutes) via the Northern Line.

Planning permission was granted (Ref: PP: 20/6011/FUL) for the “single storey side and rear extension to basement, two storey side extension, and roof extension to facilitate conversion into 6 self-contained flats”.

The proposed scheme comprises: 2 x 1 Bed, 4 x 2 Bed flats extending to 381 sq. m. (4,101 sq. ft.)



Existing Building



Existing Building



Existing Building

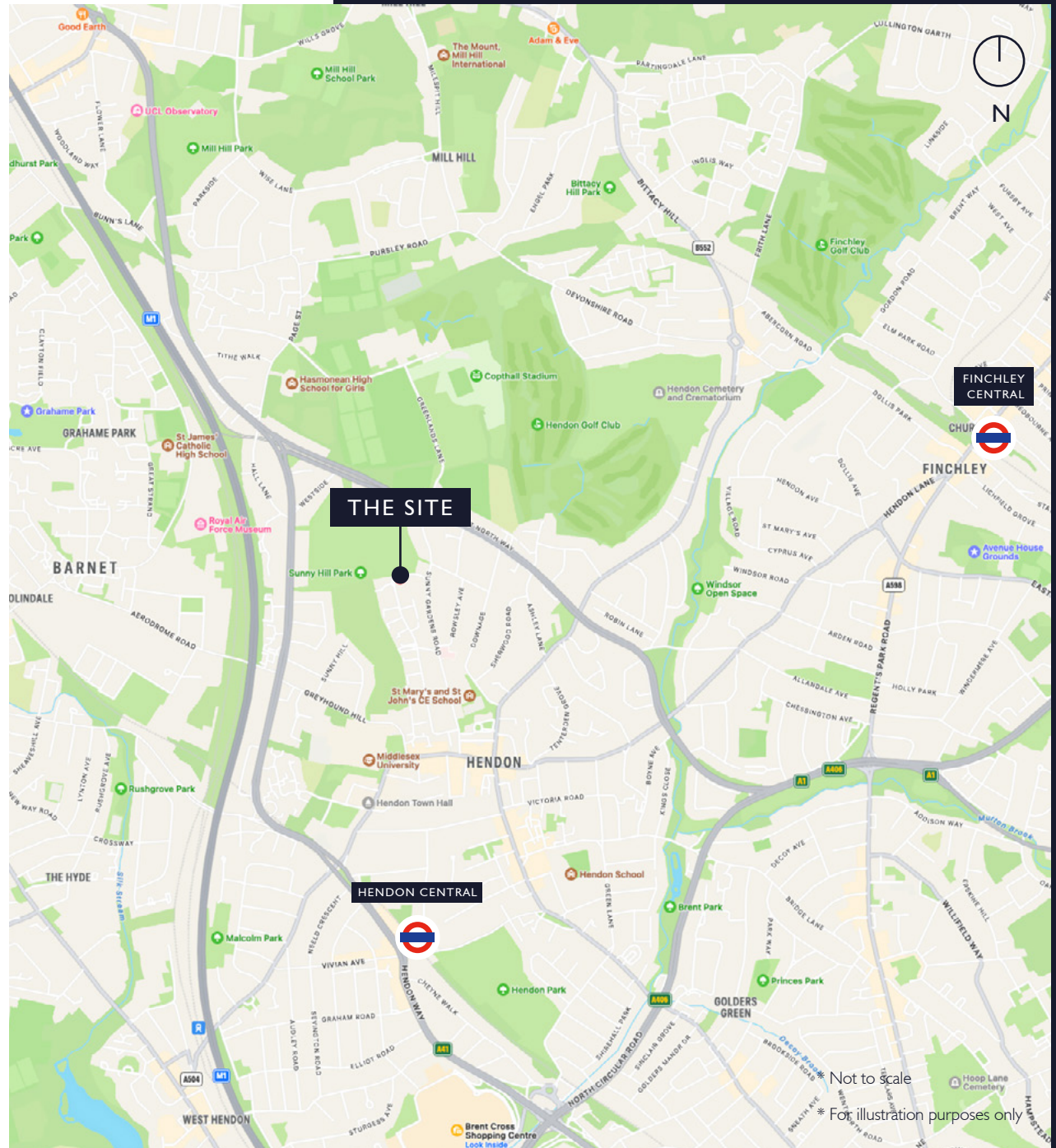
LOCATION

The property is located on Sunningfields Crescent, Hendon, which falls within the jurisdiction of the London Borough of Barnet.

5 Sunningfields Crescent is set in an elevated position offering panoramic views over Sunny Hill Park. It is well positioned in terms of its access to public transport. Hendon Central Underground Station is located 1.9 km (1.2 miles) to the South and provides direct access to various Central London locations including Euston (17 minutes), Tottenham Court Road (24 minutes), and Waterloo (30 minutes) via the Northern Line (Source: CityMapper). There are also several bus routes situated along Church Road which provide services into a variety of surrounding locations such as Golders Green, Archway, and Brent Cross amongst others.

Additionally, as the site is located just 0.3km (0.2 miles) from the Great North Way (A1), it benefits from excellent road connections providing routes into Central London, and links to the M1 and M25.

Sunningfields Crescent further benefits from being within close proximity to Hendon High Street which hosts an abundance of high street chains including Marks & Spencer and Costa Coffee, as well as several other restaurants, coffee shops, and pubs. There are also a number of schools in the nearby vicinity which accommodate for children of all ages. St Mary's, Brampton College, and Middlesex University London are all within a 10 minute walk of the flats.



PLANNING

The site measures 0.035 hectares (0.09 acres) and planning permission (Ref: PP: 20/6011/FUL) was granted in December 2022 for a single storey side and rear extension to basement including lowering of floor level, two storey side extension and roof extension. Associated amenity space, refuse/ recycling store and provision for off-street parking to facilitate the conversion of the existing two flats into 6 self-contained apartments.

The scheme has been designed to provide 6 high quality residential apartments with views extending across Sunnyhill Park and areas of North London. The apartments at lower and upper ground level will benefit from lightwells and sunken courtyards to allow as much natural light in as possible. Each apartment will have the benefit of access to an 85 sqm (914 sq. ft.) communal garden to the rear. The proposed development will comprise of 2 x 1 bedroom and 4 x 2 bedroom apartments offering 381 sq.m. (4,101 sq. ft.) of net saleable space.

CIL: £52,000

Section 106: £2,493.10



PROPOSED FRONT ELEVATION



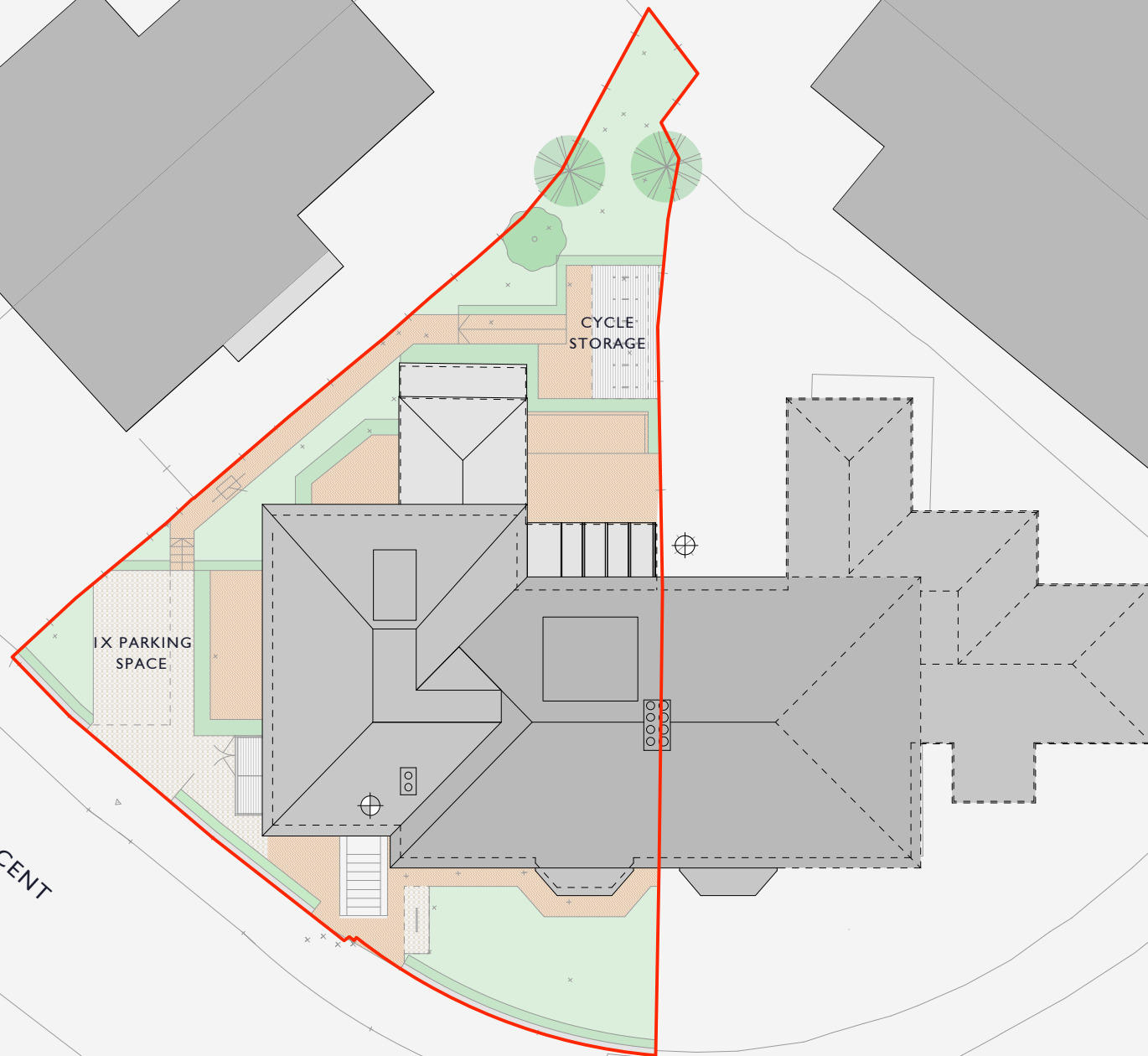
SCHEDULE OF ACCOMMODATION

Unit	Unit Type	Size (sq. m.)	Size (sq. ft.)
1	1 bed	51	549
2	2 bed	70	753
3	1 bed	52	560
4	2 bed	61	657
5	2 bed	70	753
6	2 bed	77	829
Total		381	4,101

* Not to scale * For illustration purposes only

SUNNINGFIELDS CRESCENT

PROPOSED
BLOCK PLAN

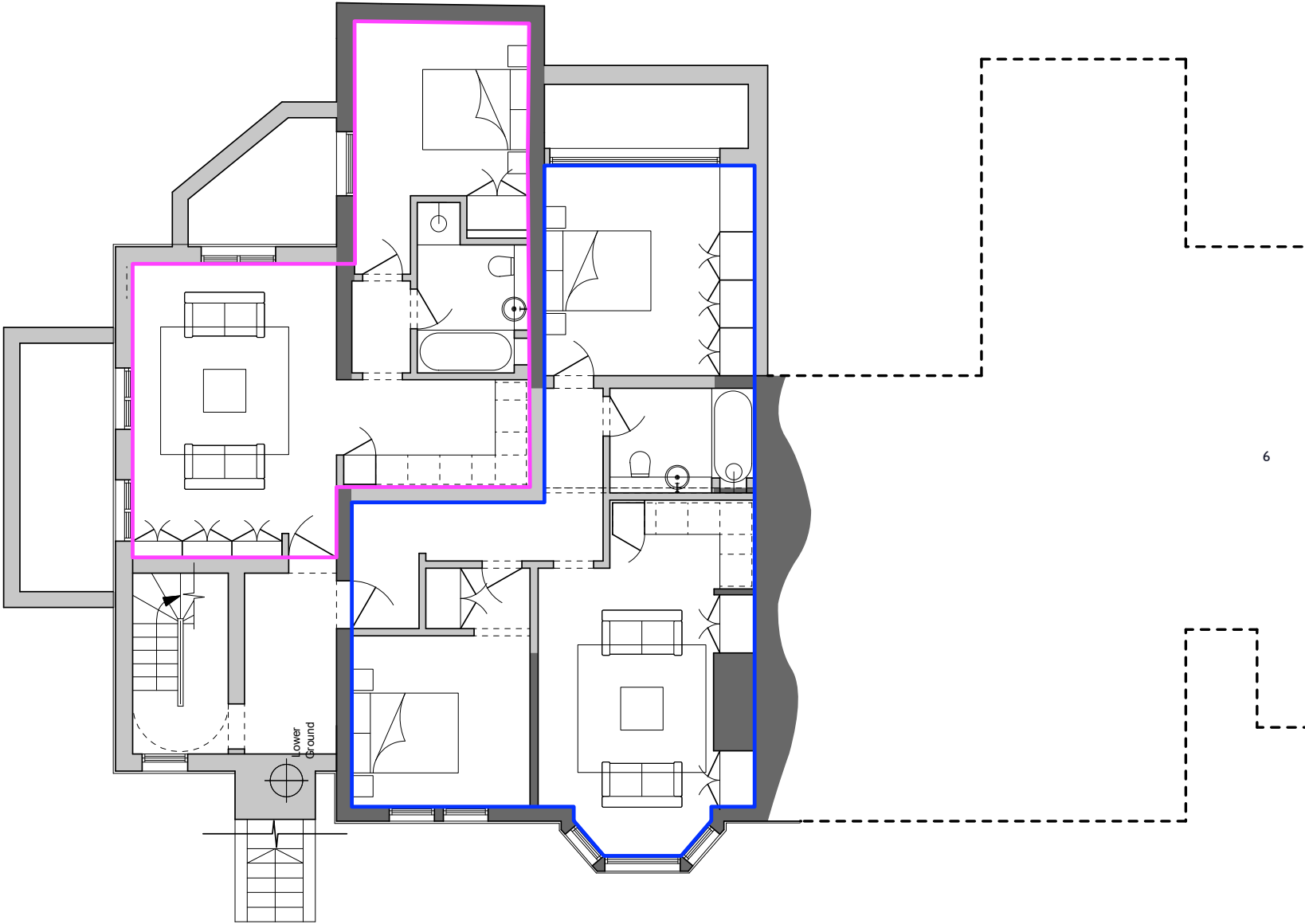


PROPOSED FLOORPLANS:

* Not to scale * For illustration purposes only

PROPOSED
LOWER GROUND
FLOOR

- Unit 1
1 Bed
51m²
- Unit 2
2 Bed
70m²

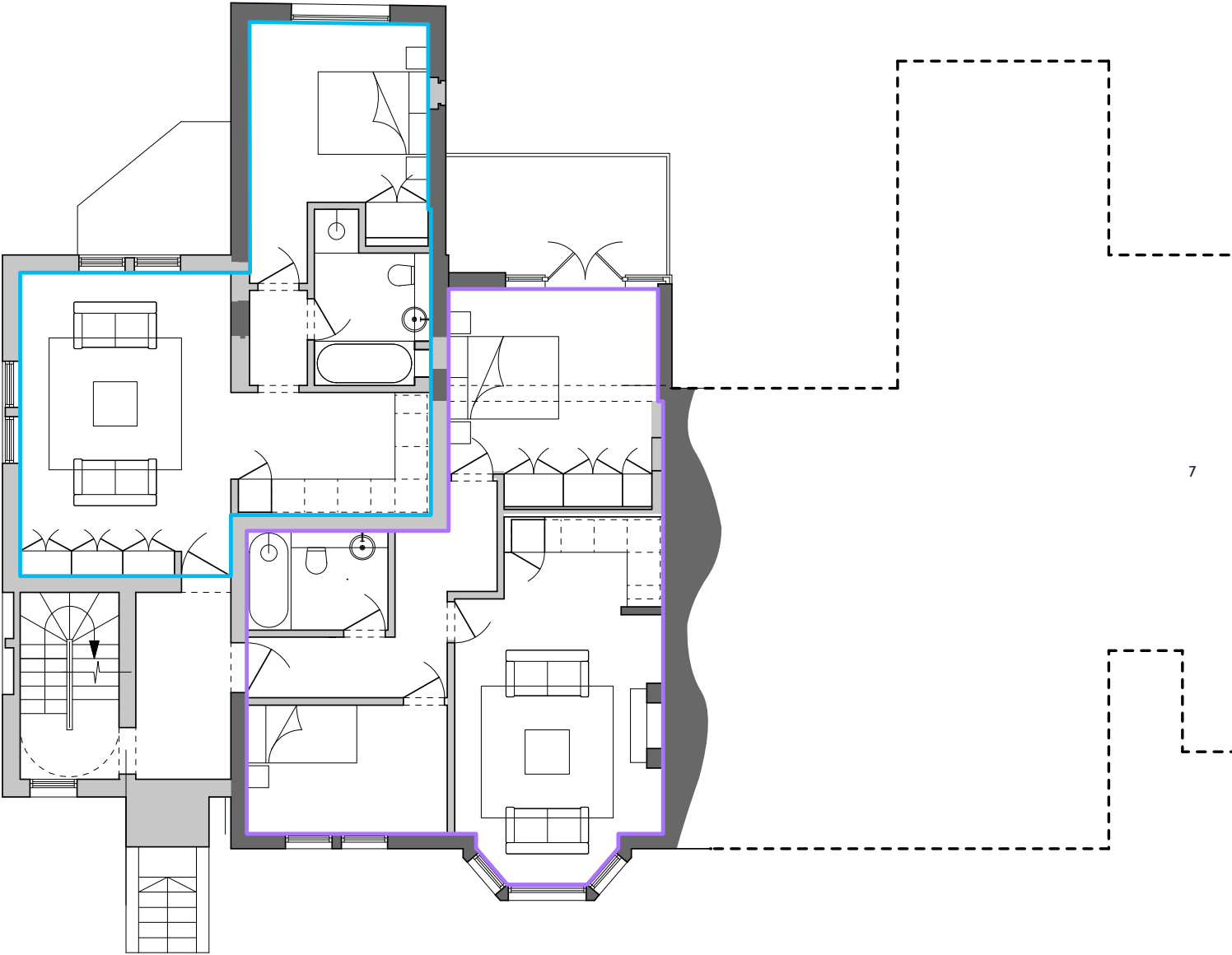


PROPOSED FLOORPLANS:

* Not to scale * For illustration purposes only

PROPOSED
GROUND
FLOOR

- Unit 3
1 Bed
52m²
- Unit 4
2 Bed
61m²

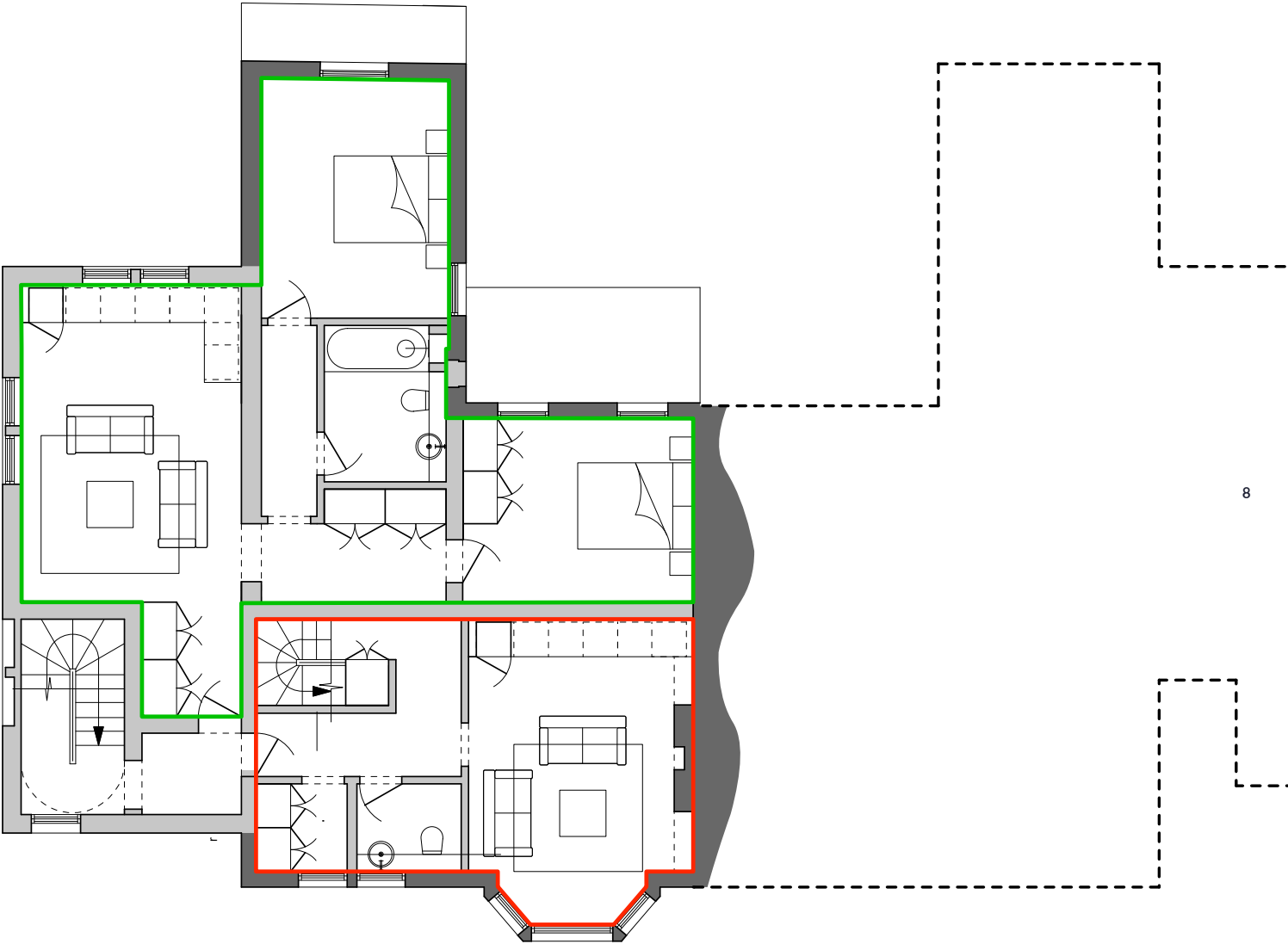


PROPOSED FLOORPLANS:

* Not to scale * For illustration purposes only

PROPOSED
FIRST
FLOOR

- Unit 5
2 Bed
70m²
- Unit 6
2 Bed
77m²

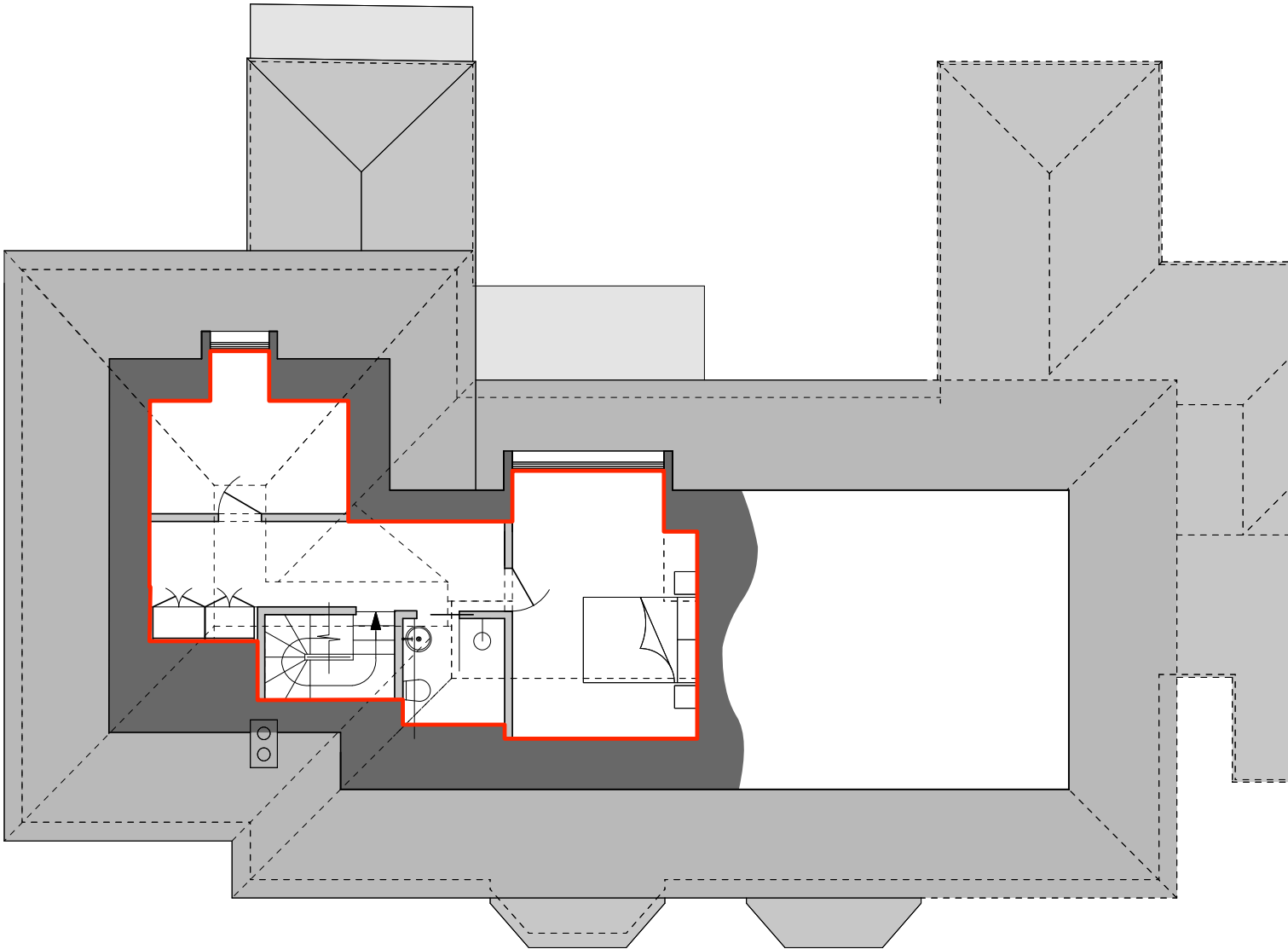


PROPOSED FLOORPLANS:

* Not to scale * For illustration purposes only

PROPOSED
SECOND
FLOOR

Unit 6
2 Bed
77m²





TITLE & TENURE

The site is being sold freehold

CONTACT

For further information please contact:

METHOD OF SALE

This property will be sold by way of informal tender (unless sold prior)

VANDERMOLEN RE

Zach Harris

zh@vandermolenre.co.uk
0754 061 2327

VIEWINGS

Viewings are strictly by appointment only, please contact the sole selling agents to arrange an inspection if required.

Jamie Weiner

jw@vandermolenre.co.uk
07500 530 298

VAT

VAT is not applicable

Chris Rook

cr@vandermolenre.co.uk
07973 222 367

GUIDE PRICE

Offers in excess of £1,250,000 subject to contract only.

FURTHER INFORMATION

Further plans and information are available by [clicking here](#).

The Misrepresentation Act 1967.

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Existing Building