

LAND TO THE REAR OF THE BOBATH CENTRE

250 East End Road, East Finchley, London, N2 8AU



Key Highlights

- Unconsented development opportunity in East Finchley within the jurisdiction of the London Borough of Barnet.
- 0.13 hectare (0.32 acre) cleared site accessed from East End Road.
- Located approximately 400 metres north of East Finchley Underground Station. Close to the amenities of East Finchley and Muswell Hill.
- The site is vacant and has been cleared. There is potential for redevelopment of the site for a number of uses, including residential, subject to the necessary permissions.
- For sale freehold with vacant possession.

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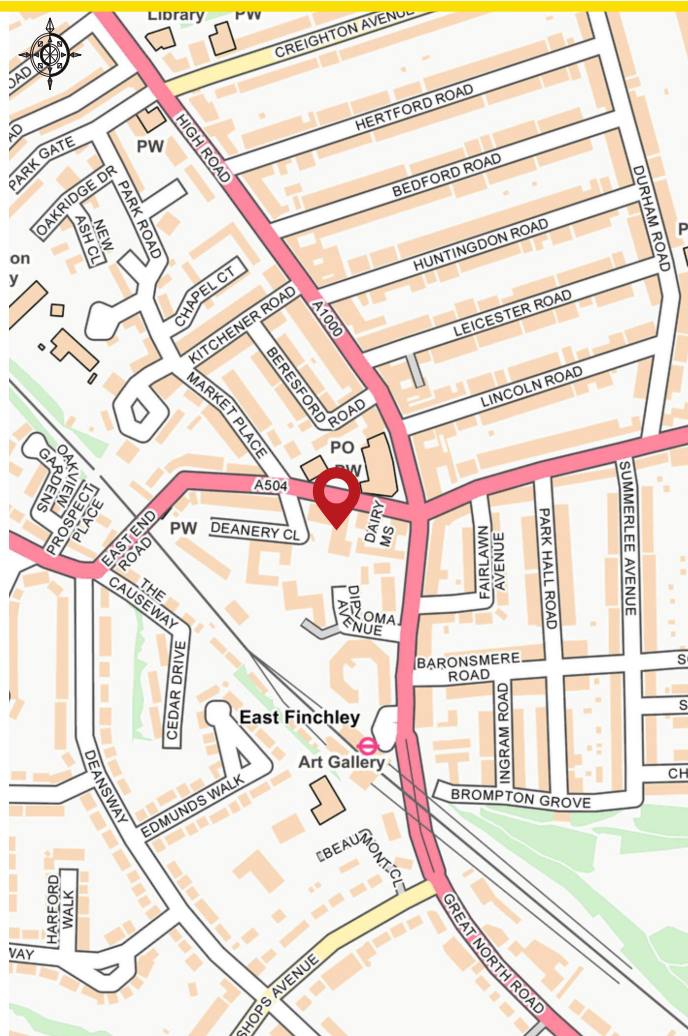
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Location

The site is located in East Finchley and situated on the south side of East End Road (A504) close to its junction with Fortis Green (A504) and the High Road (A1000). East Finchley is a residential suburb of London to the north of Highgate, east of Finchley, south of North Finchley and west of Muswell Hill within the London Borough of Barnet. The local area is characterised by low density Victorian terraces interspersed by public open spaces and retail frontages. Cherry Tree Wood, a 5.3 hectare public park and Highgate Wood, a 28 hectare public park are located approximately 0.4 km (0.2 miles) and 1.1 km (0.7 miles) to the south east respectively.

Within East Finchley, the site occupies a central location 100 metres to the west of the High Road, which operates as the commercial hub of the area and provides an abundance of local services and amenities.

The High Road runs north to south and links the site to East Finchley Underground Station located approximately 400 metres (0.3 miles) to the south. The Station is served by the Northern line which provides services to Tottenham Court Road (15 minutes), Bank (22 minutes), Moorgate (23 minutes) and London Waterloo (26 minutes) (Source: TfL). There are numerous bus routes available on East End Road and Finchley High Road. The High Road provides good links by road with the A406 (North Circular Road) located 1.6 km (1 mile) north giving access to the M1 Motorway within 6.4 km (4 miles) and south to Central London via the Holloway Road within 10 km (6.5 miles).



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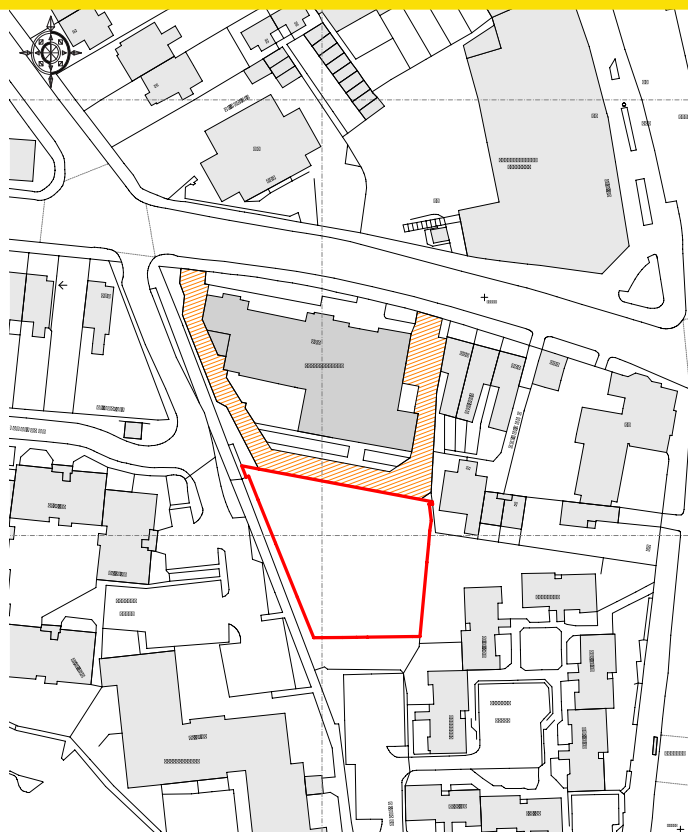
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Description

The site extends to approximately 0.13 hectares (0.32 acre). It is bound to the north by 250 East End Road, a two storey period building and the site of the former Bobath Centre, which has recently undergone works for redevelopment and renovation to create a children's nursery. Directly to the east, south and west of the site is existing residential development. Vehicular and pedestrian access to the land is taken from East End Road. The site benefits from full rights of way over the red hatched land on the site plan to the right.

Planning

The property falls within the jurisdiction of the London Borough of Barnet. It is not within a Conservation Area. The former Bobath Centre building is Grade II Listed. The site has the potential for redevelopment to various uses, including residential, subject to the necessary consents. It is identified (Site 23) in the Barnet Draft Local Plan 'Preferred Approach' document published in January 2020 in the Schedule of Site Proposals as having capacity for residential uses. The former Bobath Centre building has an implemented planning permission (Ref:18/4548/LBC) for redevelopment and renovation to create a children's nursery.



Not to scale



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Method of Sale

The property is for sale freehold with vacant possession by way of informal tender.

VAT

The site is not elected for VAT.

Property Viewings

Please contact the selling agents to arrange an inspection of the site.

Further Information

Further information including technical and legal documentation is available at:
www.savills.com/250eastendroad



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