



19–22 Parkfield Close
Edgware
Barnet HA8 9AJ



Freehold Development Opportunity

- Freehold Development Opportunity
- Plans granted for the erection of 2 x 1 bedroom flats
- Local Authority – Barnet
- New build measuring approximately 103m²/1,115ft²
- 4 minute drive to Edgware Station
- 40 minute journey into Kings Cross Station
- Freehold
- Offers in excess of £275,000

Description

The existing building is detached and constructed over two storeys containing 4 x 2 bedroom flats with a dual pitched roof above. The site benefits from a communal garden that surrounds the north, east and south sides with private gardens to the west. Planning has been granted for the erection of a two storey side extension to form 2 x 1 bedroom flats with associated recycling and refuse storage, cycle parking and additional car parking facilities.

Location

The property is situated within an area administered by Barnet Council and lies approximately 0.8 miles from Edgware Town Centre which offers fantastic amenities such as gyms, restaurants, coffee shops and pubs. The local area also offers a great choice of primary schools, secondary schools and colleges including Deansbrook Primary School, London Academy and Woodhouse College.

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3D View from the Rear



Aerial View



George Grenfell
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Charles Grenfell
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Kishan Popat
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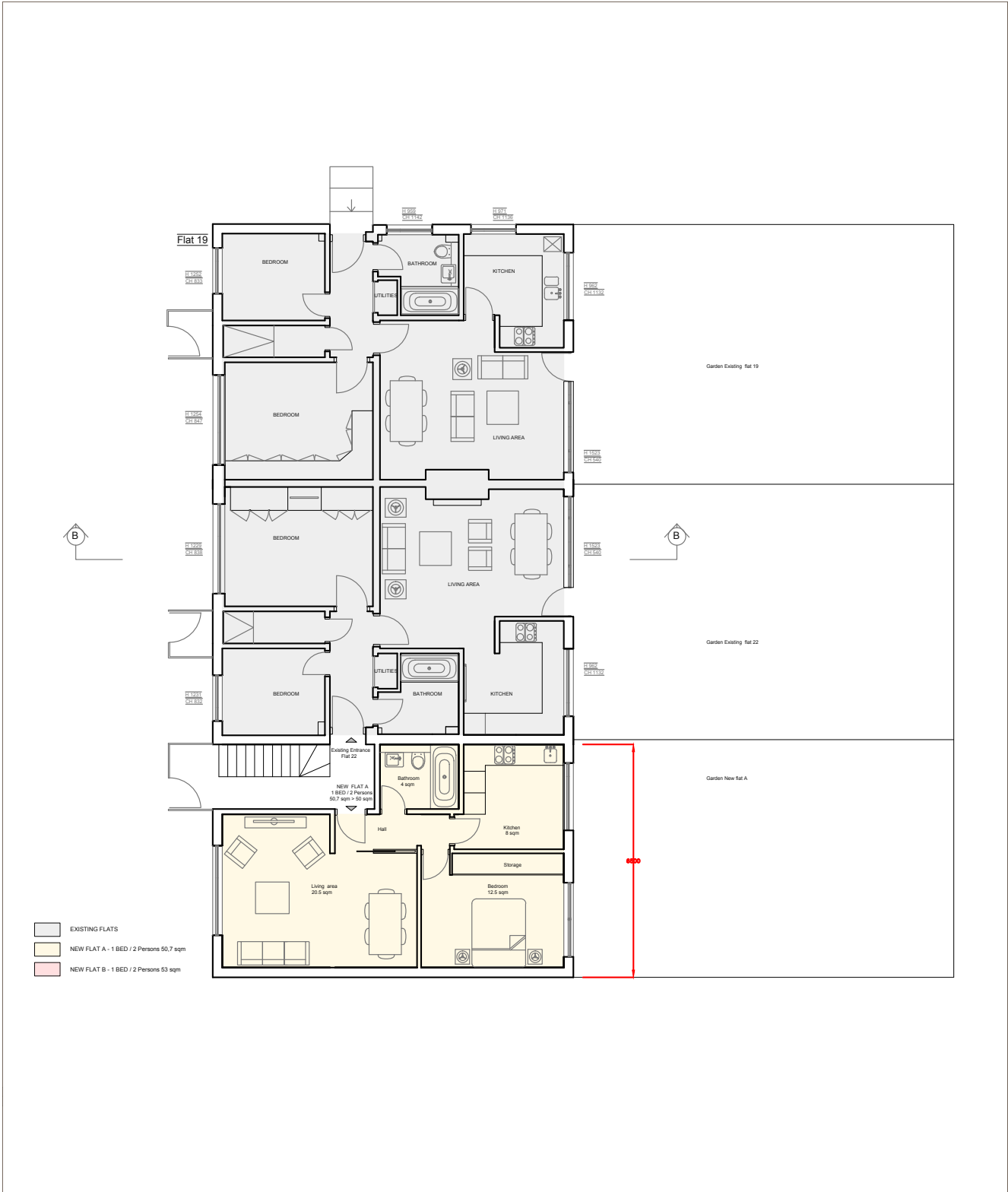
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Proposed Ground Floorplan



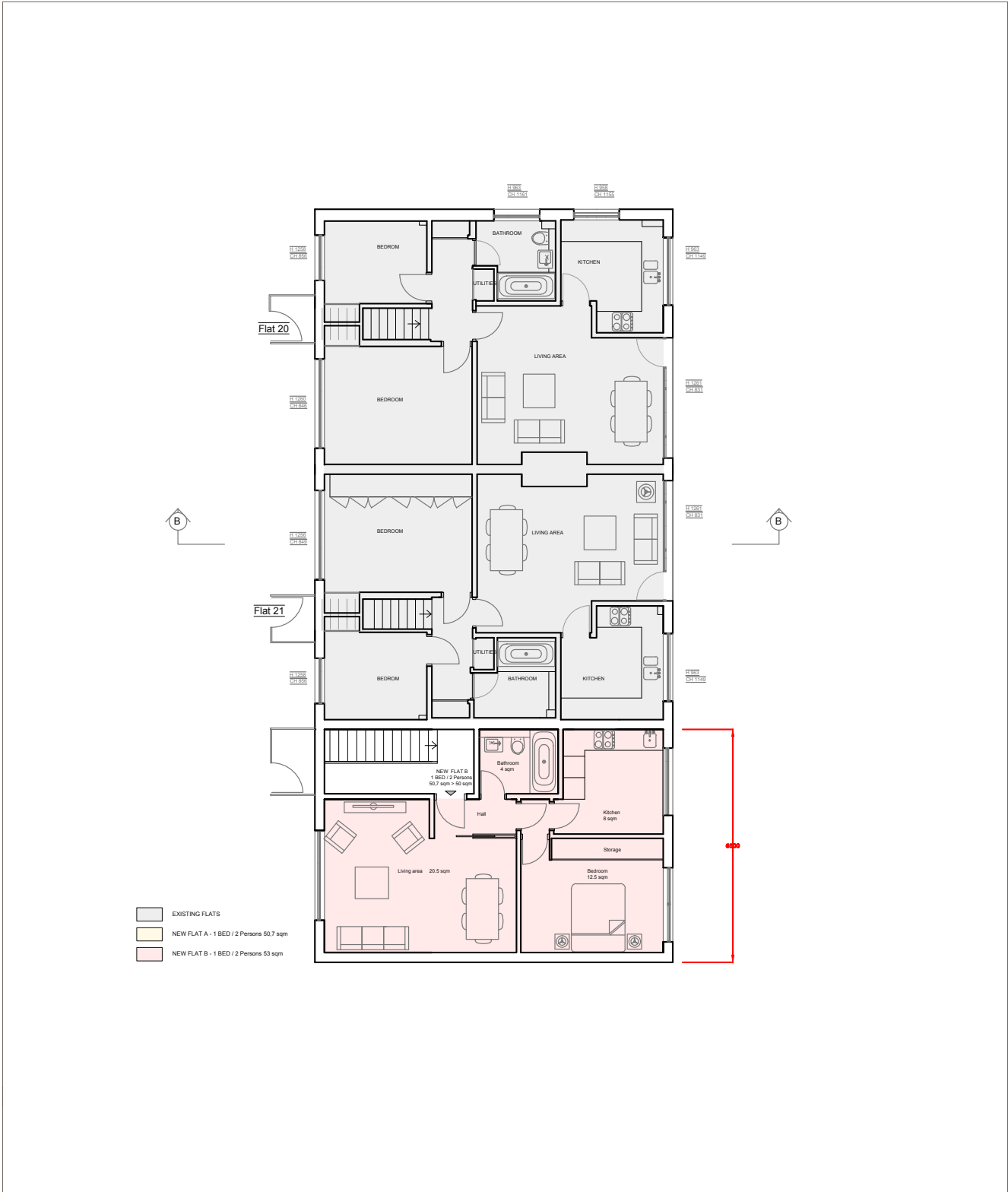
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Proposed First Floorplan



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Transport

The existing property runs just off the A5 stretch of Edgware High Street. The immediate area comprises of predominantly low-rise period residential properties, which is situated just a short walk from the nearest transport links being Edgware station which provides frequent services into London Waterloo station with the fastest journey time being around 35 minutes.

Planning Permission

18/1635/FUL | Erection of a two storey side extension to form 2no self-contained flats. Associated recycling and refuse storage, cycle parking and additional car parking facilities | 19-22 Parkfield Close Edgware HA8 9AJ

Financial Contributions

The property is liable for a CIL charge payment of approximately £20,000

Additional Information

Other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

Access

The site can initially be viewed from the roadside.

VAT

We have been advised that VAT is not applicable.

Tenure

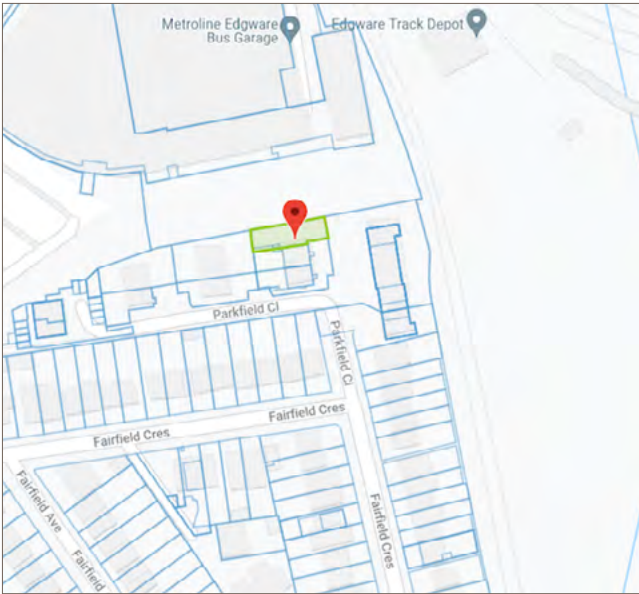
Freehold.

Terms

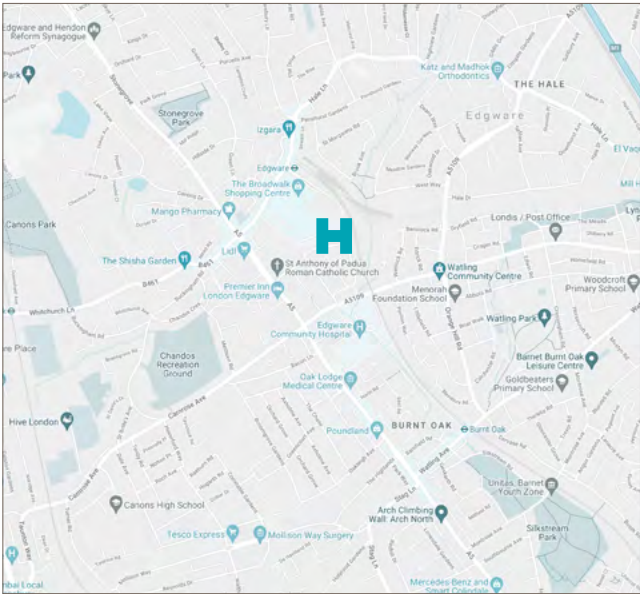
Highfield Investments are inviting offers in excess of £275,000 for the freehold interest.

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Site Plan



Site Location



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