



63 EAST END ROAD

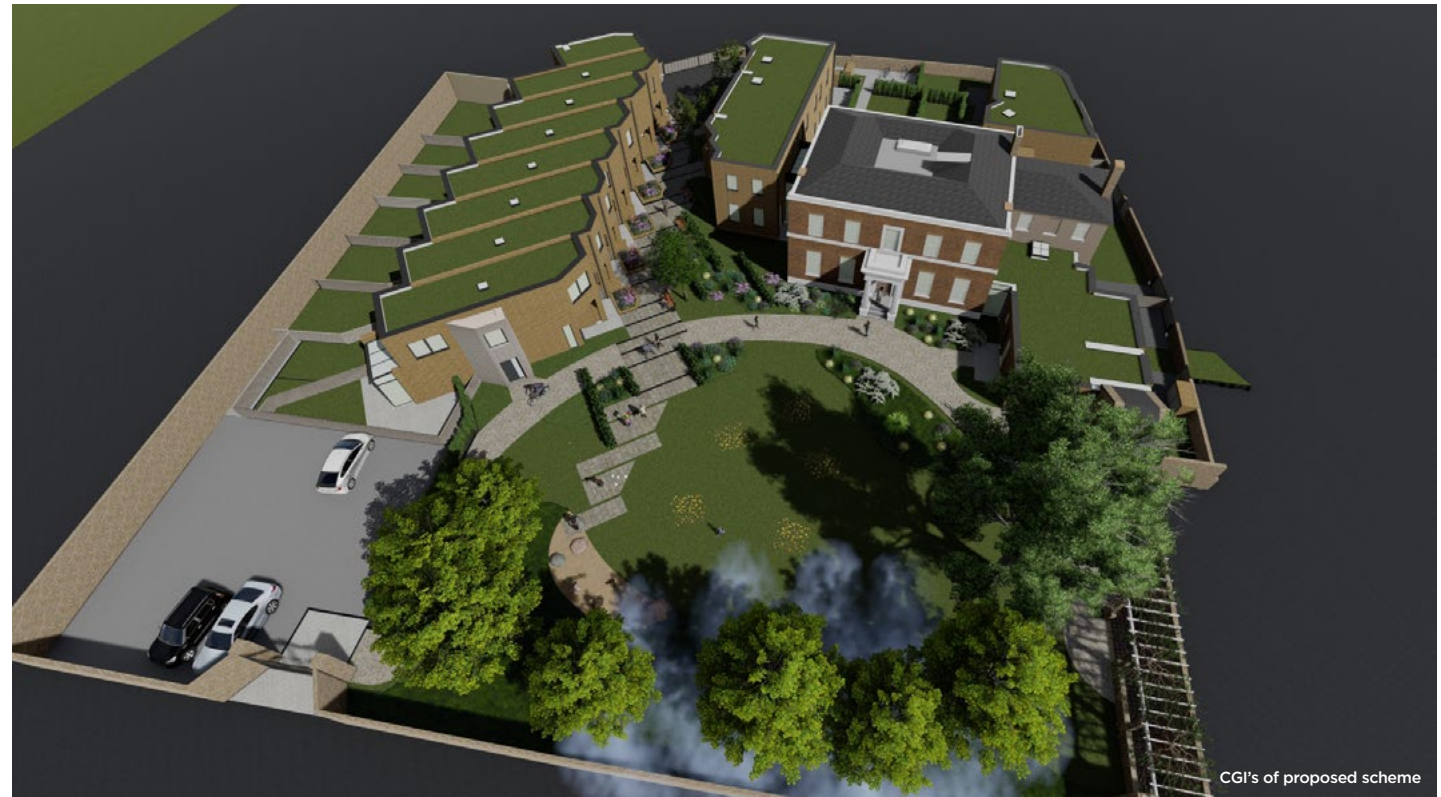
East Finchley, London N2 0SE

North London Residential Development Opportunity



EXECUTIVE SUMMARY

- Residential development opportunity located in East Finchley within the jurisdiction of the London Borough of Barnet.
- The approximately 0.41 hectare (1.02 acre) walled site is occupied by a detached, early 19th Century villa, which has been extended and adapted over the years, set in attractive grounds.
- Planning permission for redevelopment of the site to provide an all-private residential scheme comprising 15 houses, 12 new build and 3 of which will be formed by converting part of the existing Grade II Listed building.
- The scheme will comprise 12x 2 Bedroom houses and 3x 3 Bedroom houses with a total Net Saleable Area of 1,639 sq m (17,638 sq ft). 19 car parking spaces will be provided.
- Located approximately 1.3km from Finchley Central London Underground Station and 1.5km from East Finchley London Underground Station for access to Northern Line services.
- For sale freehold with vacant possession



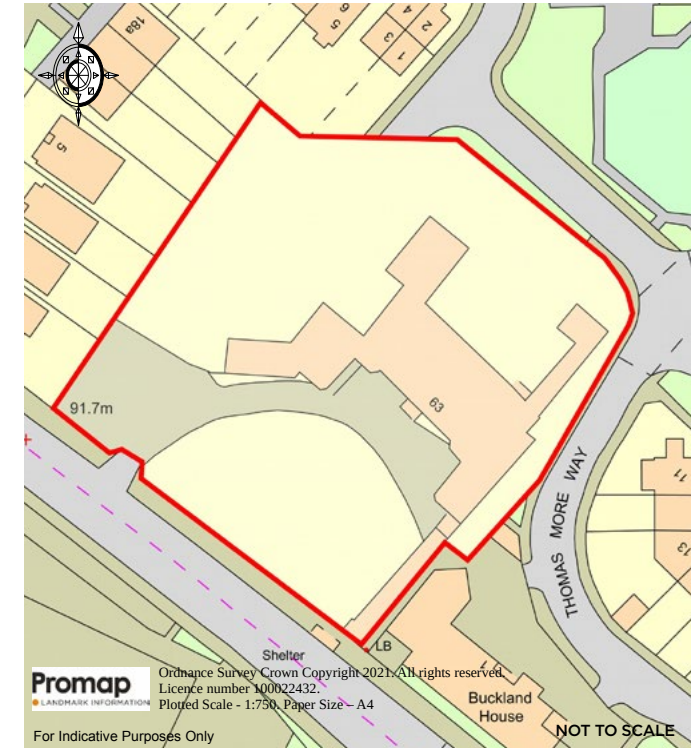
LOCATION AND DESCRIPTION

The site is located within East Finchley, North London approximately 9 km (5.5 miles) from Central London. East Finchley is situated between Muswell Hill to the east, Hampstead Garden Suburb and Highgate to the south and south west and Finchley bounds it to the north, delineated by the North Circular Road (A406).

The area is predominately residential in character, with the High Road (A1000) serving as the main amenity centre, with a variety of national and independent retailers, pubs, bars and restaurants stretching north from East Finchley Station. Stephen's House and Gardens is 800 metres to the north west, Lyttleton Playing Fields are 1km to the south and the expanses of Hampstead Heath are 1.5km to the south and south east. The Chandos Lawn Tennis Club is opposite the site. A PureGym, Middlesex Indoor Cricket School and Finchley Cricket Club are 400 metre away, also on East End Road. There are a number of sought after schools in the area.

East Finchley London Underground Station is 1.5km from the site, with regular bus services operating along East End Road from a stop immediately outside the site to East Finchley station. The Northern Line from East Finchley provides direct services to King's Cross St Pancras (15 minutes), Bank (23 minutes) and Tottenham Court Road (18 minutes) (source TFL.gov.uk).. Buses from the site also provide services to Archway, Brent Cross and other parts of North London. There is straightforward road access to the North Circular Road (A406), the A1 and M1 from the site.

The property comprises a detached, early 19th Century villa, which occupies a site that extending to approximately 0.41 hectares (1.02 acres) and is bounded by a brick wall. Vehicular access is from East End Road, with a gated entrance.



PLANNING

The property falls within the jurisdiction of the London Borough of Barnet. The site does not sit within a conservation area but the northern boundary of the Hampstead Garden Suburb Conservation Area is opposite the site at East End Road. The Carmelite Friars building which occupies the site is Grade II Listed and was built in the early 19th Century. There are a number of mature trees on the site and those located in the south and southeast of the site are subject to a Tree Preservation Order.

The site benefits from planning permission (Ref: 18/4221/FUL) and Listed Building Consent (18/4222/LBC) to develop the site to provide 15 residential dwellings. An application for minor material amendments to the scheme (19/3081/S73) and associated Listed Building Consent (19/4191/LBC) has been made and permission will be granted subject to completion of a deed of variation to the Section 106 agreement for the full application. The deed of variation is drafted and agreed. The principal changes relate to the amalgamation and division of certain units (maintaining a total of 15 units) and other design changes. These applications also include the details required by a number of the planning conditions attached to the original permission, so that development can be commenced following determination of the applications. The details set out below are for the amended scheme.

The scheme involves the demolition of two 2-storey wings and a first floor extension attached to the main villa. These will be replaced by one 2-storey and one single storey extensions. These will provide three newly built dwellings attached in part to the main villa, which will be converted into a further 3 dwellings. A new terrace of eight 2-bedroom houses will be constructed along the western boundary of the site and a standalone single storey 2-bedroom house will be erected at the north west corner of the site with direct access from Thomas More Way. The scheme will provide 19 car parking spaces, with main vehicular off East End Road and two new entrances from Thomas More Way and Juliana Close.



	UNITS	FLOOR	TYPE	BUILD	NSA (SQ M)	NSA (SQ FT)
1	House 09	B/GF/FF	3 bed	Conversion	236	2,540
2	House 10	B/GF/FF	3 bed	Conversion	186	1,999
3	House 11	GF/FF	2 bed	Conversion	89	957
	Conversion Sub-Total				511	5,496
4	House 01	GF/FF	2 bed	New Terrace	95	1,023
5	House 02	GF/FF	2 bed	New Terrace	92	988
6	House 03	GF/FF	2 bed	New Terrace	92	988
7	House 04	GF/FF	2 bed	New Terrace	91	976
8	House 05	GF/FF	2 bed	New Terrace	91	975
9	House 06	GF/FF	2 bed	New Terrace	90	966
10	House 07	GF/FF	2 bed	New Terrace	90	970
11	House 08	GF/FF	2 bed	New Terrace	90	966
12	House 12	GF	2 bed	New Wing	77	833
13	House 13	GF	2 bed	New Standalone	82	883
14	House 14	GF/FF	3 bed	New Wing	119	1,280
15	House 15	GF/FF	3 bed	New Wing	120	1,295
	New Build Sub-Total				1,128	12,142
	Total				1,639	17,638

SITE LAYOUT





S106 AND CIL

The Section 106 Agreement and subsequent deed of variation require (index linked) financial contributions of £37,811. The London Borough of Barnet and Mayor's CIL2 most recently published CIL rates, which are for 2020 and which allow for indexation, were £201.29 (residential uses) and £59.64 respectively.

METHOD OF SALE, TITLE & TENURE

The property is for sale freehold with vacant possession by way of informal tender (unless sold prior). There is a restriction on the title that will require a payment of £150,000 to be made to previous owners of the property. Liability for this payment will pass to a purchaser.



VAT

The property is not elected for VAT.

VIEWINGS

Viewings are strictly by appointment. Please contact the joint sole selling agents to make an appointment.

FURTHER INFORMATION

Further technical information relating to the property is available at www.savills.com/eastendroad

CONTACT

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