

STONEWAYS

TENTERDEN GROVE
LONDON NW4 1SX

A consented luxury residential development site



INVESTMENT SUMMARY

- Located on one of Hendon's premier roads
- An existing house with planning permission for seven luxury flats - 2 x 2 bed and 5 x 3 bed.
- Total Proposed Net Saleable Area - 9,794 sq ft (910 sq m)
- Development to include concierge, underground parking, private amenity areas and the most premier specification
- CIL due of £96,084
- Price - Offers In Excess of £3,000,000 Subject To Contract

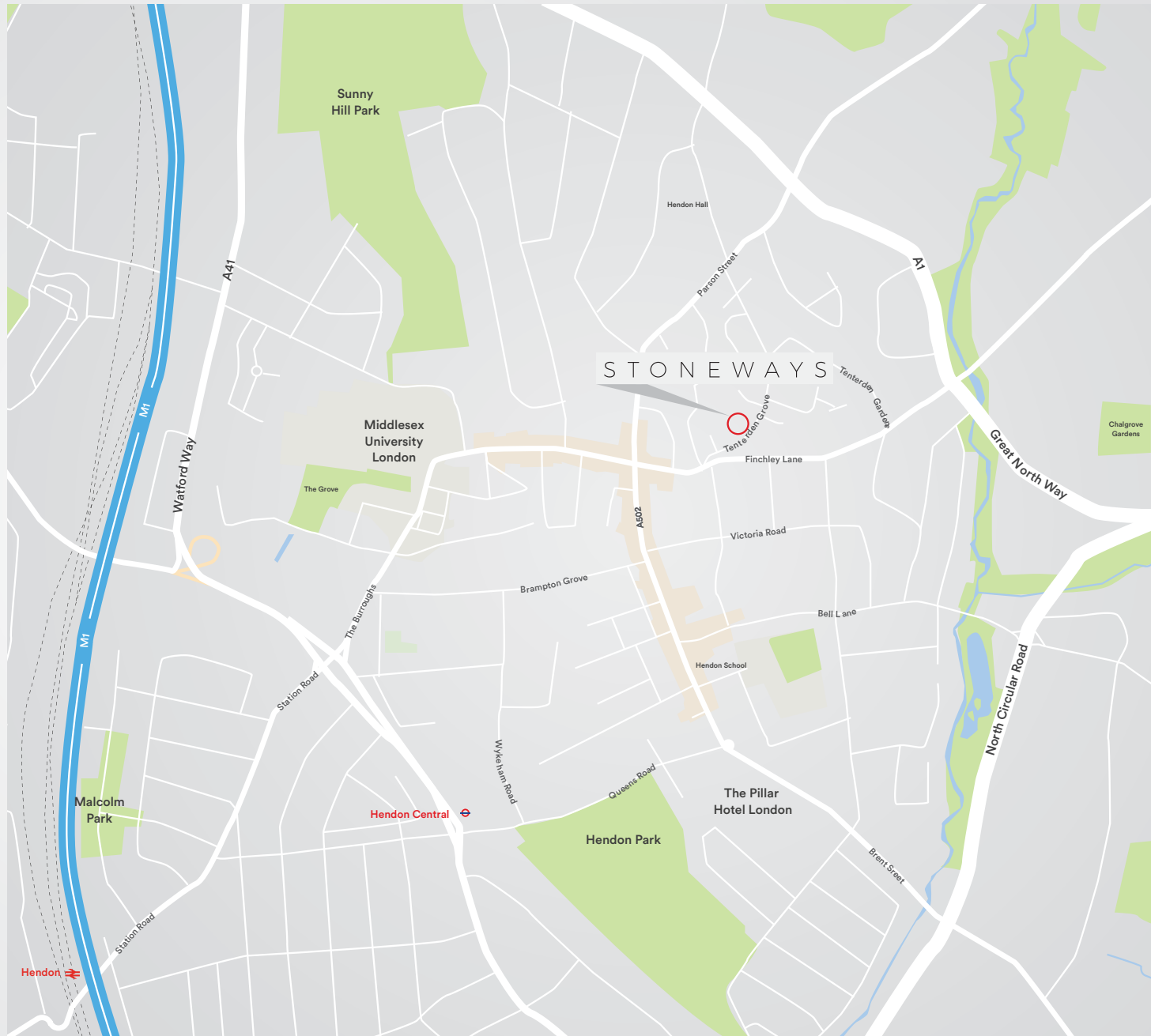
LOCATION

The site is located in Hendon (London Borough of Barnet), with convenient access to shopping facilities and transport links. Hendon is home to the University of Middlesex and there are a number of green spaces nearby, such as Sunny Hill Park, and local places of worship.

TRANSPORT

Hendon Central Underground Station is less than a twenty minute walk away (Edgware branch of (Edgware Branch of the Northern Line, Zones 3 / 4) and the Hendon railway station on National Rail First Capital Connect line (otherwise known as the 'Thameslink' line). There are numerous bus routes, including to and from Brent Cross Shopping Centre and Central London.

There is access from Hendon to major roads, such as the A41, A1 and the M1 (via the North Circular Road). Heathrow can be reached within an hour.





DESCRIPTION & LOCAL SURROUNDS

Stoneways is a single detached home with a very long rear garden – over 75 metres beyond the existing house. The immediate surrounds are a mix of residential homes and post war blocks of flats.



PLANNING

Planning permission was granted by London Borough of Barnet (ref: 16/6364/FUL) on 23rd January 2017 for the:

“Demolition of the existing detached house and erection of a two storey building to provide 7 self-contained flats. Associated underground parking, cycle store, amenity space, refuse and recycling”

CIL

We understand that the total CIL payable is £96,084.

S106

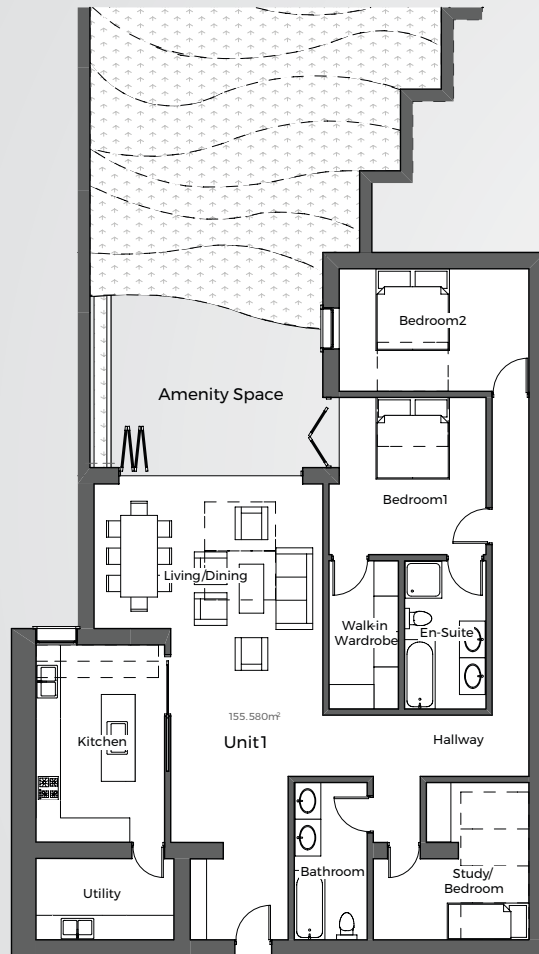
We understand this planning application has no associated S106 Agreement.

ACCOMMODATION

The proposed development will provide seven luxury flats – 2 x 2 bed and 5 x 3 bed – with a proposed net saleable area of 9,794 sq ft. The proposed schedule of accommodation is as follows:

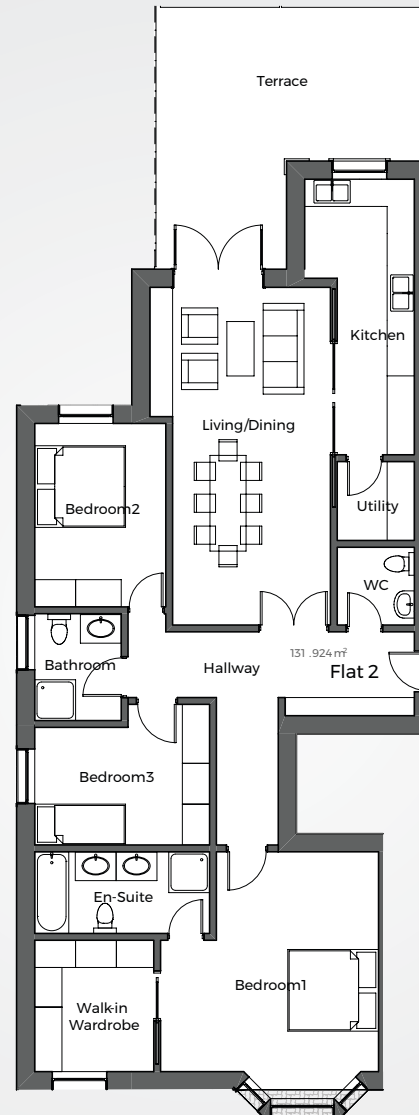
FLAT	BEDROOMS	HABITABLE ROOMS	BATHROOM/WC	RESIDENTIAL NIA SELLABLE		EXTERNAL PRIVATE SPACE	
				SQ M	SQ FT	SQ M	SQ FT
1	3	5	2	156	1,679	118	1,270
2	3	5	3	132	1,421	27	291
3	3	5	3	132	1,421	21	226
4	3	5	3	134	1,442	n/a	n/a
5	3	5	3	126	1,356	6	65
6	2	4	2	110	1,184	n/a	n/a
7	2	4	3	120	1,291	6	65
Total				910	9,794		

The development will include 9 underground parking spaces plus additional spaces for guests at ground floor level.



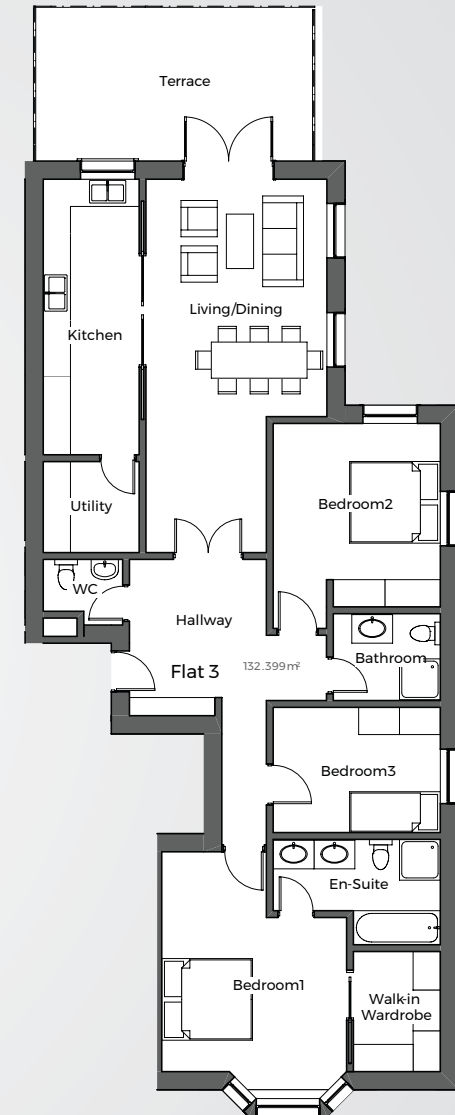
FLAT 1

156 sq m / 1,679 sq ft



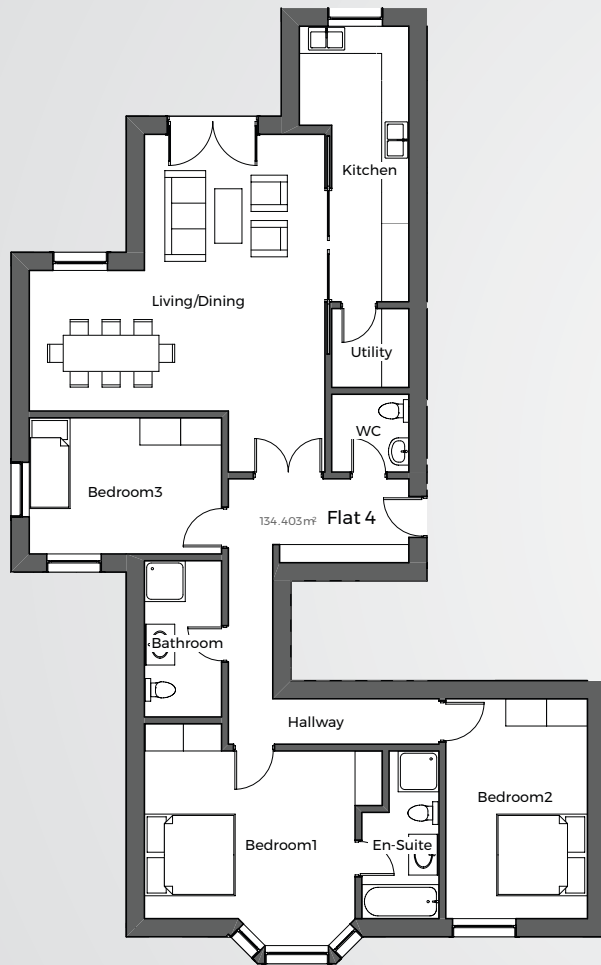
FLAT 2

132 sq m / 1,421 sq ft



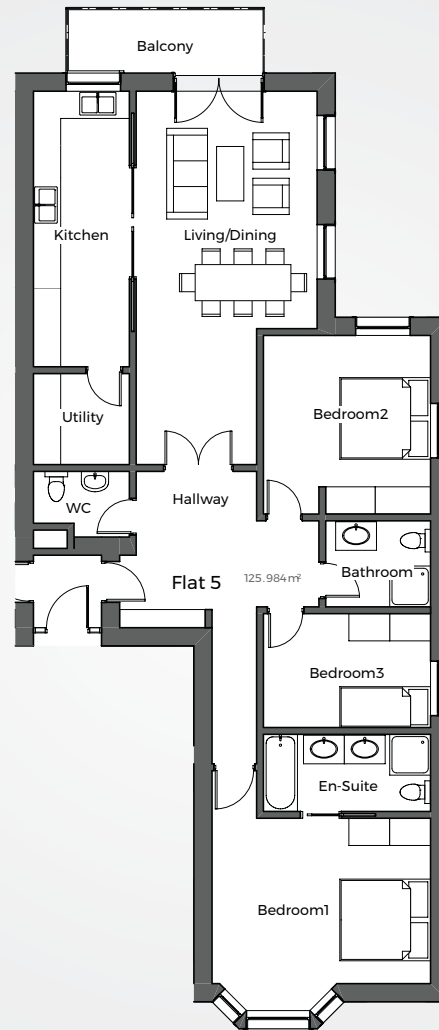
FLAT 3

132 sq m / 1,421 sq ft



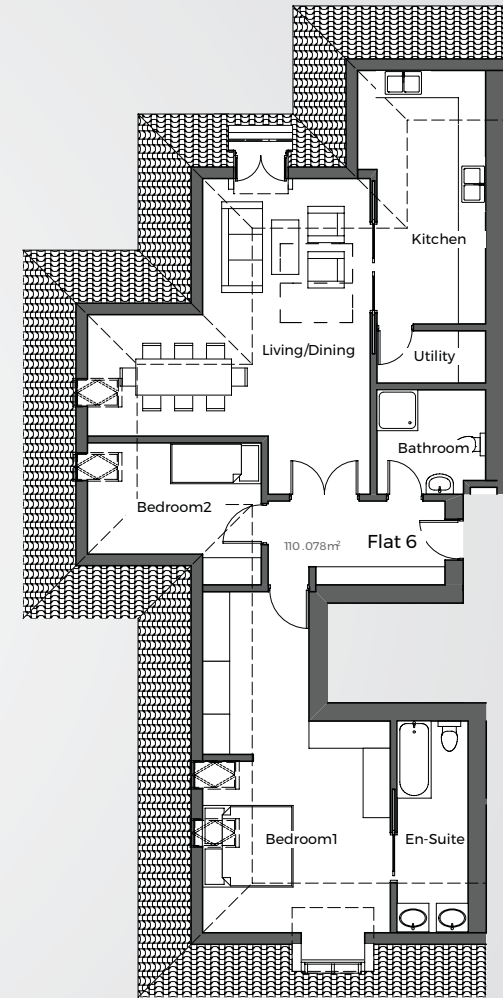
FLAT 4

134 sq m / 1,442 sq ft



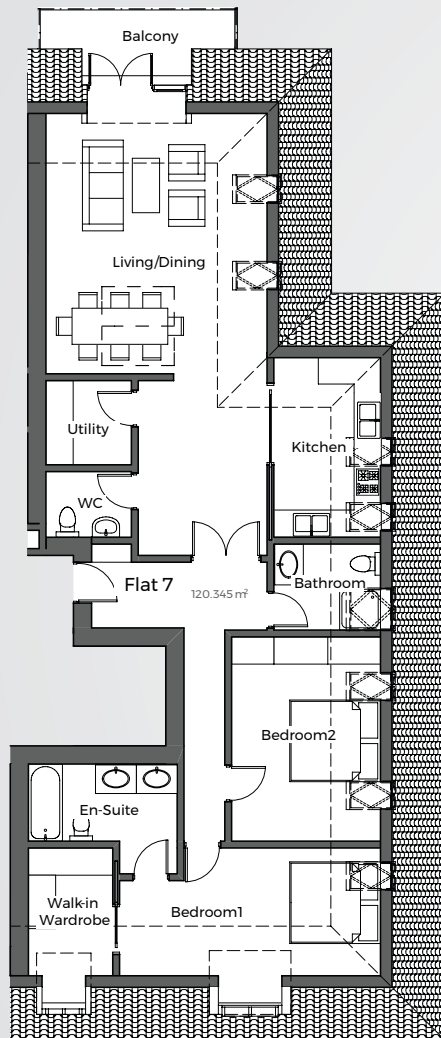
FLAT 5

126 sq m / 1,356 sq ft



FLAT 6

110 sq m / 1,184 sq ft



FLAT 7

120 sq m / 1,291 sq ft



GUIDE PRICE

Offers In Excess of £3,000,000
Subject To Contract.

CONTACT

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May 2017 (Q3766)