



GILMARTIN LEY

# Vacant Freehold Hotel For Sale - London N3

Suitable for D1, Office or Residential Use STPP

**The Chumleigh Lodge Hotel,  
226-228 Nether Street,  
Finchley,  
LONDON, N3 1HU**



## Area

Gross Internal Area: 807 sq.m. (8,682 sq.ft.)

## Price

Offers in excess of £2,500,000  
subject to contract



## Property Description

The property comprises a pair of semi-detached Edwardian houses, originally built circa 1903, which have subsequently been made to intercommunicate and converted for use as a hotel.

The property occupies a site of 0.2 acres. The building is arranged over lower ground, ground, first & second floors and has a gross internal area of approximately 806.65 square metres (8,682 square feet).

Parts of the lower ground floor are in the process of being refurbished.

Apart from the development potential that could be realised by exploring possible reconfiguration of the existing space and alternative uses, there may be potential for complete redevelopment of the site, subject to the necessary planning consents.

- > Freehold for sale with vacant possession
- > Highly desirable and affluent north London location
- > Gross internal area: 806.65 sq.m (8,682 sq.ft)
- > Site area: 0.2 Acres
- > Significant development potential
- > Excellent transport links
- > Finchley Central London Underground Station (Northern Line) only 530 metres (0.31 miles) distant
- > West Finchley London Underground Station (Northern Line) 600 metres (0.37 miles) distant
- > Easy access to green open spaces and leisure facilities
- > Finchley Golf Club only 700 metres
- > Finchley Lawn Tennis Club only 500 metres
- > Victoria Park only 530 metres



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## Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Second Floor	145.40	1,565	
First Floor	184.65	1,987	
Ground Floor	244.88	2,635	
Lower Ground Floor	231.71	2,494	

## Property Location

The subject property is located on the west side of Nether Street on the south corner of Grosvenor Road in Finchley Central, an affluent residential area bordering West Finchley and Mill Hill East.

Finchley is a highly desirable place to live & work and the location provides an abundance of bars & restaurants, leisure, shopping and entertainment facilities.

The area is well served for transport communications with Finchley Central, West Finchley and Mill Hill East London Underground Stations (Northern Line) approximately 0.53, 0.6 and 1.1 kilometres (0.31, 0.37 and 0.6 miles) to the south, north and west respectively. Ballards Lane is a major bus route along which there are numerous services running at frequent intervals and there is easy access to main road communications including the North Circular Road (A406), M1 motorway, A1 and A41.

**2017 Rateable Value** £63500.00

**Estimated Rates Payable** £31305 per annum

**Service Charge p.a.** n/a

**Terms** Freehold for sale with vacant possession on completion

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** London Borough of Barnet

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/26966>  
Floor plans

**Last Updated:** 08 Feb 2019

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**Our ref:** 26966

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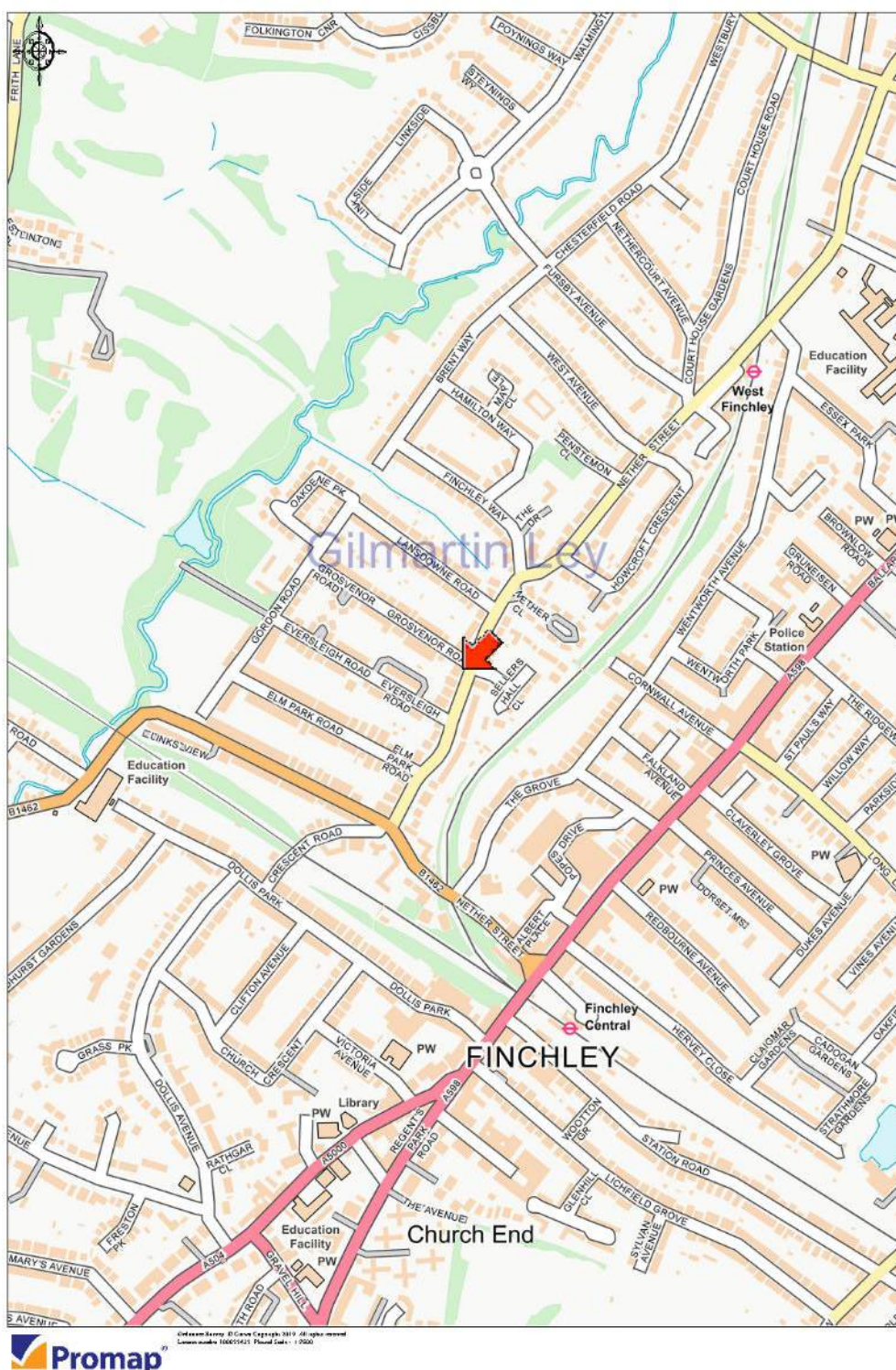
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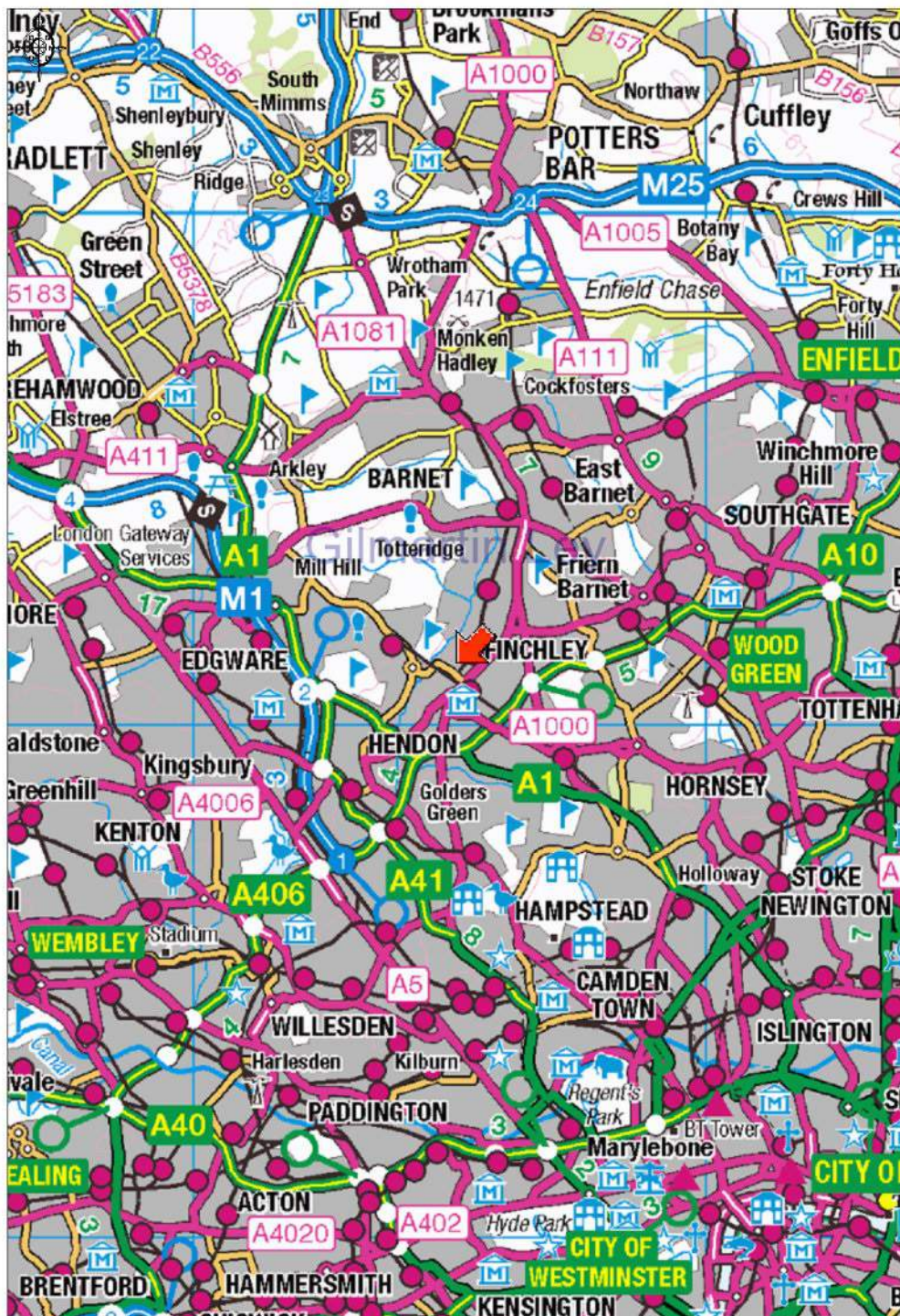


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