



GILMARTIN LEY

Prime Hadley Wood Development Opportunity on 1.41 Acre Site

Also of interest to owner occupiers

**Four Oaks, 99 Camlet Way and
97 Camlet Way & 95 Camlet
Way,
Hadley Wood,
BARNET, EN4 0NL**



Area

Site Area: 5,698 sq.m. (61,332 sq.ft.)

Price

Guide price £7,000,000 subject to contract



Property Description

Currently this L-shaped site is occupied by three houses and their gardens. Given the footprint of the existing built space represents only 8% of the site area, there is considerable development potential.

Four Oaks, 99 Camlet Way is an attractive late 1920s Arts and Crafts detached residence, arranged over three storeys and on a plot of approximately 1.23 acres. The house is well set back from the road within attractive manicured gardens. The property has the benefit of two road access points on the Camlet Way frontage with the capacity to form either a semi-circular carriage drive or to facilitate a separate access to the rear part of the garden (provisionally an area of about 0.6 acres).

97 Camlet Way is a semi-detached two storey house dating from the 1970s. The property is set in a fairly regularly shaped plot with vehicular access and a courtyard to the south of the property and a separate double garage.

95 Camlet Way is a three storey, double fronted, semi-detached cottage, part of which dates from about 1700. The house occupies a small, fairly rectangular plot and the Title currently provides for off street parking in the form of a single garage, accessed through the drive of number 97.

- > Freehold 1.41 acre site with development potential
- > Three high quality existing residential properties with a combined gross internal area of c.725.3 sq.m (7,807 sq.ft)
- > The three properties are for sale as a combined site or individually
- > Affluent and highly desirable North London location
- > Hadley Wood Golf Club 1.22 km (0.76 miles)
- > Hadley Wood Railway Station 575 metres

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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Four Oaks, 99 Camlet Way	404.80	4,357	Gross internal area includes double garage of 33.32 sq.m. To be sold with vacant possession.
97 Camlet Way	191	2,055	Gross internal area includes double garage of 30.63 sq.m. To be sold subject to the AST at £1,963 pcm expiring 9th December 2018 and which is being renewed at £2,200 pcm until December 2019.
95 Camlet Way	110.40	1,188	Gross internal area includes single garage of 19.1 sq.m. To be sold subject to the AST at £2,200 pcm expiring September 2019.

Property Location

The properties are situated in an affluent residential area, located close to the mid-point and on the northern side of Camlet Way, one of Hadley Wood's most prestigious addresses.

The properties are well placed within reach of local shops and restaurants in Hadley Wood, with an abundance of additional amenities provided in nearby Barnet and Cockfosters.

There is exceptional access to green open spaces: Hadley Wood Golf Club is located 1.22 km (0.76 miles) to the east, Hadley Wood Tennis Club is 600 metres to the north, Old Ford Manor Golf Club is 1.28 km (0.8 miles) to the west, Monkon Hadley Common is c.600 metres to the south-west and Covert Way Nature Reserve is c.700 metres to the south-east. Trent Park comprising 3.2 sq km of parkland - the closest entrance is just 2.4 km (1.5 miles) to the south-east of the property. Trent Park features a 'Go Ape!' forest adventure activity centre, hockey club, public golf course and equestrian centre and forms part of the Metropolitan Green Belt.

There are many well known and respected schools in the area including: Mount House School, Monken Hadley CofE Primary School, Queen Elizabeth School for Girls, Queen Elizabeth School for Boys and St John's Preparatory School within a 3 km (1.9 mile) radius, Dame Alice Owen's School, Stormont School, Lochinver House School, Queenswood School and Mill Hill School within a 6 km (3.7 miles) radius and Haberdashers' Aske's Boys' School, Haberdashers' Aske's School for Girls, Belmont Mill Hill Preparatory School, Aldenham School and Haileybury within a 16 km (10 miles) radius.

Transport communications are excellent: Junction 24 of the M25 is only 2.48 km (1.54 miles) to the north of the properties, providing easy access to all major motorway routes and London airports. Rail transportation is via Hadley Wood Railway Station, which is less than 575 metres to the north-east of the property, providing frequent services in to Finsbury Park (travel time c.16 minutes) and Moorgate (travel time c.32 minutes).

Terms

Freehold for sale with vacant possession of Four Oaks (99 Camlet Way) and subject to the ASTs relating to 95 and 97 Camlet Way. The three properties are available for sale as a lot or individually.

Legal Fees:

Each party is to bear its own legal fees

Local Authority:

London Borough of Enfield

Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at:

<http://www.gilmartinley.co.uk/properties/27106>

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Our ref: 27106



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Composite Title Plan
Floor Plans
Energy Performance Certificate - 97 Camlet Way
Energy Performance Certificate - Four Oaks, 99 Camlet Way
Energy Performance Certificate - 95 Camlet Way

Last Updated:

29 Nov 2018

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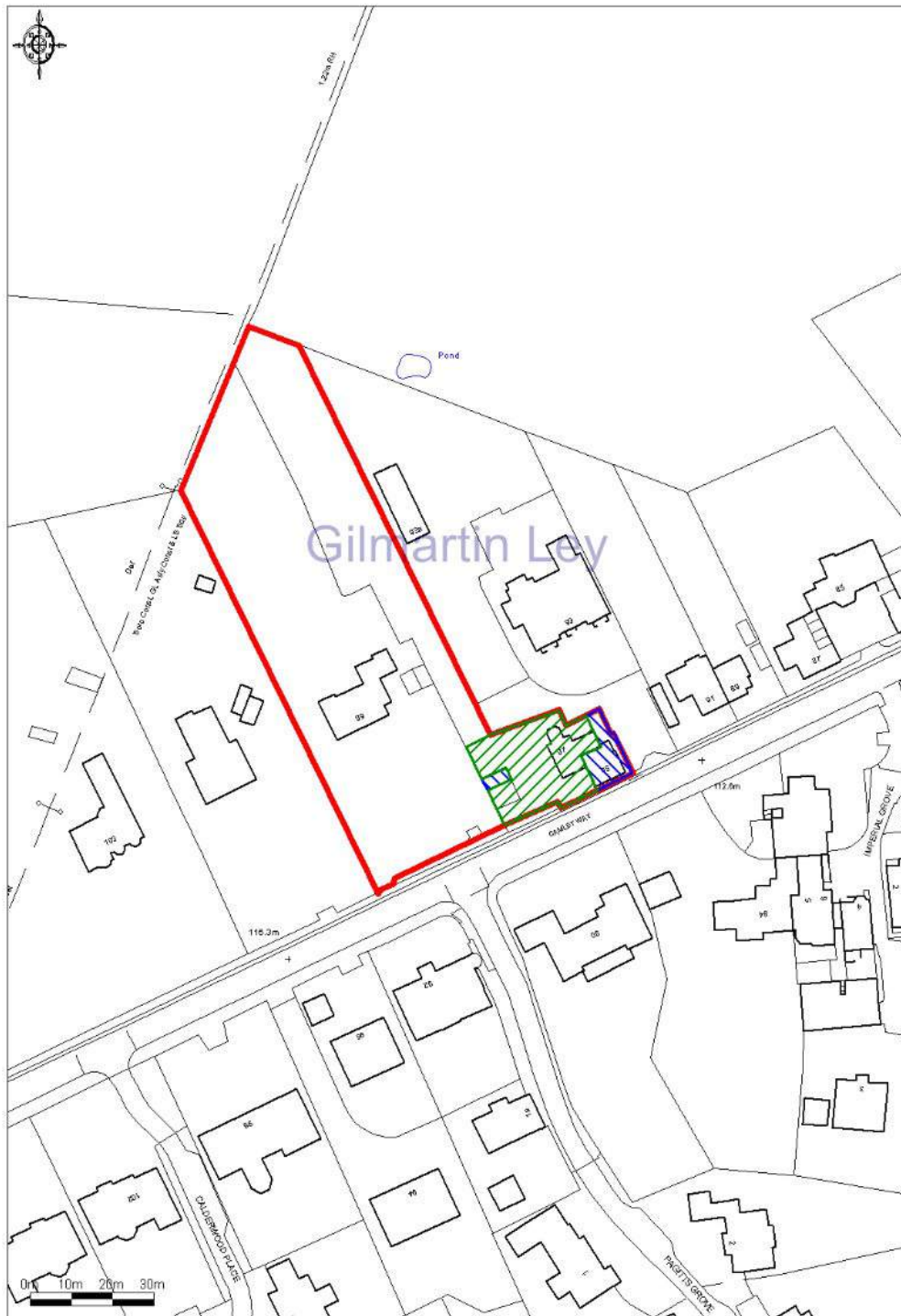


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Property Investment and Development Consultants
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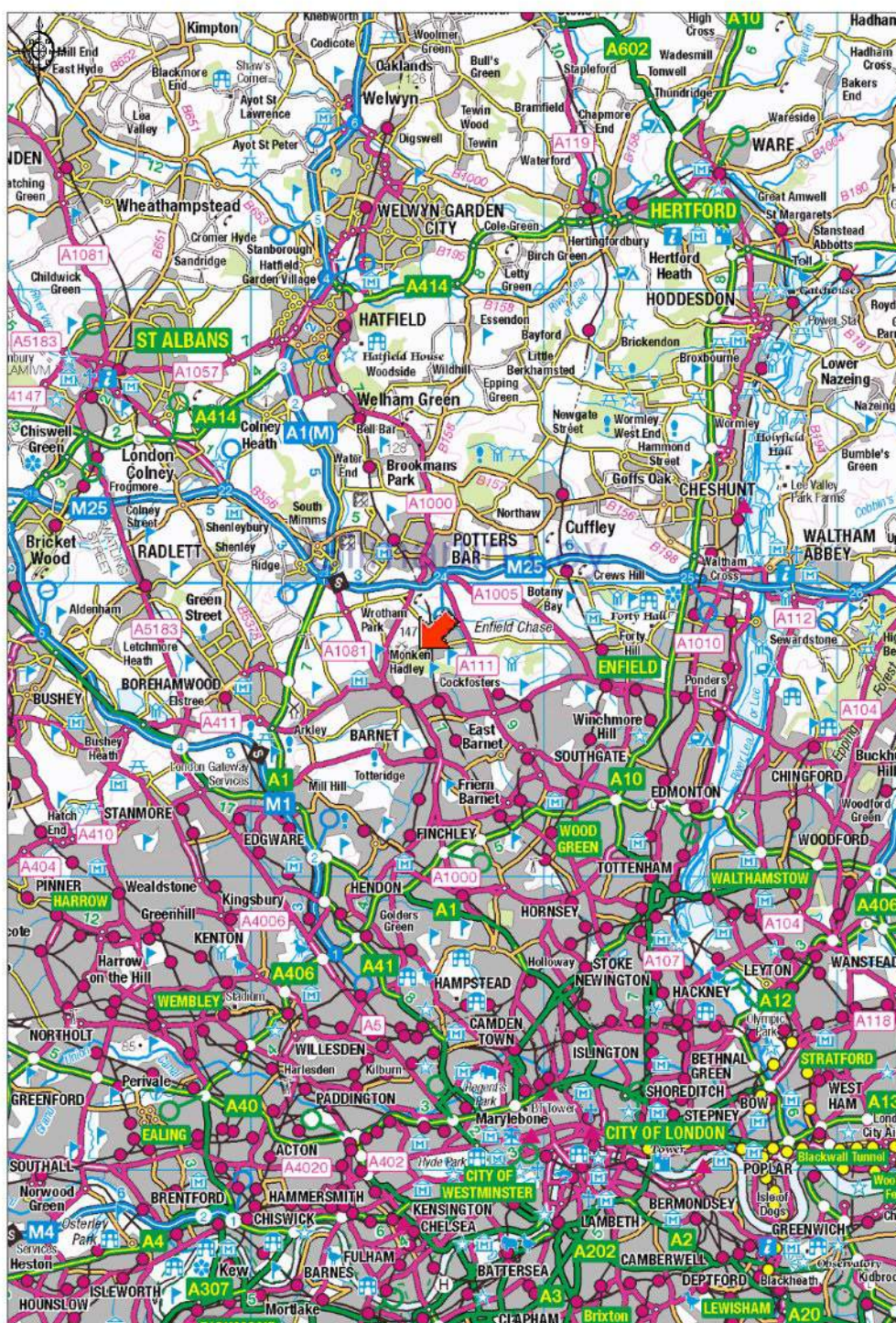


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