



SITUATION

Located close to the junction with Algernon Road with nearby local shopping facilities in Vivian Avenue and Edgware Road (A5) as well as more extensive retail facilities at Brent Cross.

Hendon Station (Thameslink) is only approx. 150 yards away and Hendon Central Underground Station (Northern Line) lies approx. ½ mile distant.

Hendon is a popular and sought after north-west London suburb being approx. 7 miles from central London and benefitting from easy access to the M1 (Junction 2) and the A406 North Circular Road.

PROPERTY

A semi-detached **5 Bed House** on the ground, first and second floors together with a Rear Garden.

The property includes separate side access to the Rear Garden and there is potential to create up to 3 off street parking spaces at the front of the property, subject to obtaining the necessary consents.

The entire house is currently uninhabitable and has been stripped of all fixtures and fittings pending commencement of conversion works into 3 Flats (see 'Planning' section). Therefore, the property is in need of a full refurbishment programme.

ACCOMMODATION

(As per original layout)

Ground Floor

2 Reception Rooms, Kitchen, Shower Room & Hall
GIA

Approx. 670 sq ft

First Floor

3 Bedrooms, Bathroom, sep. WC & Hall
GIA

Approx. 670 sq ft

Second Floor

2 Bedrooms & Hall
GIA

Approx. 210 sq ft plus Loft

Total GIA

Approx. 1,550 sq ft plus Loft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant 5 Bed House with Planning for 3 Flats

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Gregory Abrams Davidson
Tel: 0151 236 5000 Ref: Lucy Wilde
Email: lwilde@gadlegal.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



PLANNING

Planning Permission was granted on 9th April 2018 (**now lapsed**) by the London Borough of Barnet for 'Conversion of existing house into 3no. self-contained flats including a single storey rear extension, side dormer window and 1 no front rooflight. Associated cycle store, amenity space and refuse/recycling store.

Refer to Auctioneers for the Planning Documentation.

According to the floor plans, this scheme will provide for:

- Ground Floor: 2 Bed Flat (Approx. 710 sq ft)
- First Floor: 2 Bed Flat (Approx. 656 sq ft)
- Second Floor: 1 Bed Flat (Approx. 484 sq ft)

Note 1: We understand the adjoining property (No. 48) has been converted into 5 Flats:

- 4 x 2 Beds
- 1 x 3 Beds

No. 46 may also be suitable for a similar scheme by extending at the rear, to the side and into the loft, subject to obtaining the necessary consents.

Note 2: The adjoining semi-detached 5 bed house (No. 48) sold in April 2022 for £900,000 which was prior to the conversion into 5 Flats (Source: HM Land Registry).

Note 3: Refer to the Auctioneers for the video tour of the ground floor of the property.