



GILMARTIN LEY

Planning Permitted Freehold Residential Development for Sale - London N13

Consent granted to build 3 flats

Rear of 255 - 257 Green Lanes,
Palmers Green,
LONDON, N13 4XE



Price

Offers in excess of £500,000 subject to contract



Property Description

The property comprises a site with planning permission to construct 3 no. flats which will each have a car space and private outside space.

The property has historically formed the rear gardens to nos. 255 and 257 Green Lanes.

Copies of the planning drawings and planning permission are available to download from our website.

The property has the benefit of a pedestrian and vehicular right of way over Bridge Drive which is edged blue and shaded red on the OS plan.

Key considerations

- > Rarely available freehold site with planning permission for residential development
- > Affluent and secluded North London location
- > Excellent amenities and transport facilities



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Proposed Accommodation

Site Area: 555 sq.m. (5,973 sq.ft.)

Unit / Floor	Area sq.m.	Area sq.ft.	Description and comments
Second floor three bedroom flat	92	990	Own car space and west-facing balcony accessed from the living area
First floor three bedroom flat	92	990	Own car space and west-facing balcony accessed from the living area
Ground floor two bedroom flat	89	957	Own car space, private west-facing garden accessed from the living area and east-facing terrace accessed from the bedrooms

Property Location

The property is located in Palmers Green, an affluent North London suburb. While the property benefits from all the amenities from being in the heart of Palmers Green, within 250m of the Triangle and Palmers Green Station, it occupies a relatively secluded position away from the noise of Green Lanes.

The entrance to the open green spaces and walled gardens of Broomfield Park is on Broomfield Lane 270m to the west, Palmers Green Library is 50m to the south and there is wide range of cafes and restaurants within a short walk.

The property is well located for local schooling: St Anne's Catholic High School for Girls is 200m to the east and Hazelwood School is 600m to the north-east. Palmers Green Mosque is 400m to the east, immediately to the east of which is Oakthorpe Sports Ground.

The property has excellent public transport communications: Palmers Green Station which provides direct services to Moorgate with a journey time of 28 minutes and Green Lanes is also on bus routes 121, 329 and W6.

Terms Freehold for sale with full vacant possession. VAT is not payable on the purchase price.

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: <https://www.gilmartinley.co.uk/properties/29732>
Offer Requirements Document
Deed granting access over Bridge Drive
OS plan showing right of way
Planning drawings
Planning permission

Last Updated: 29 Jan 2024

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<https://www.gilmartinley.co.uk/properties/for-sale/development/palmers-green/london/n13/29732>

Our ref: 29732

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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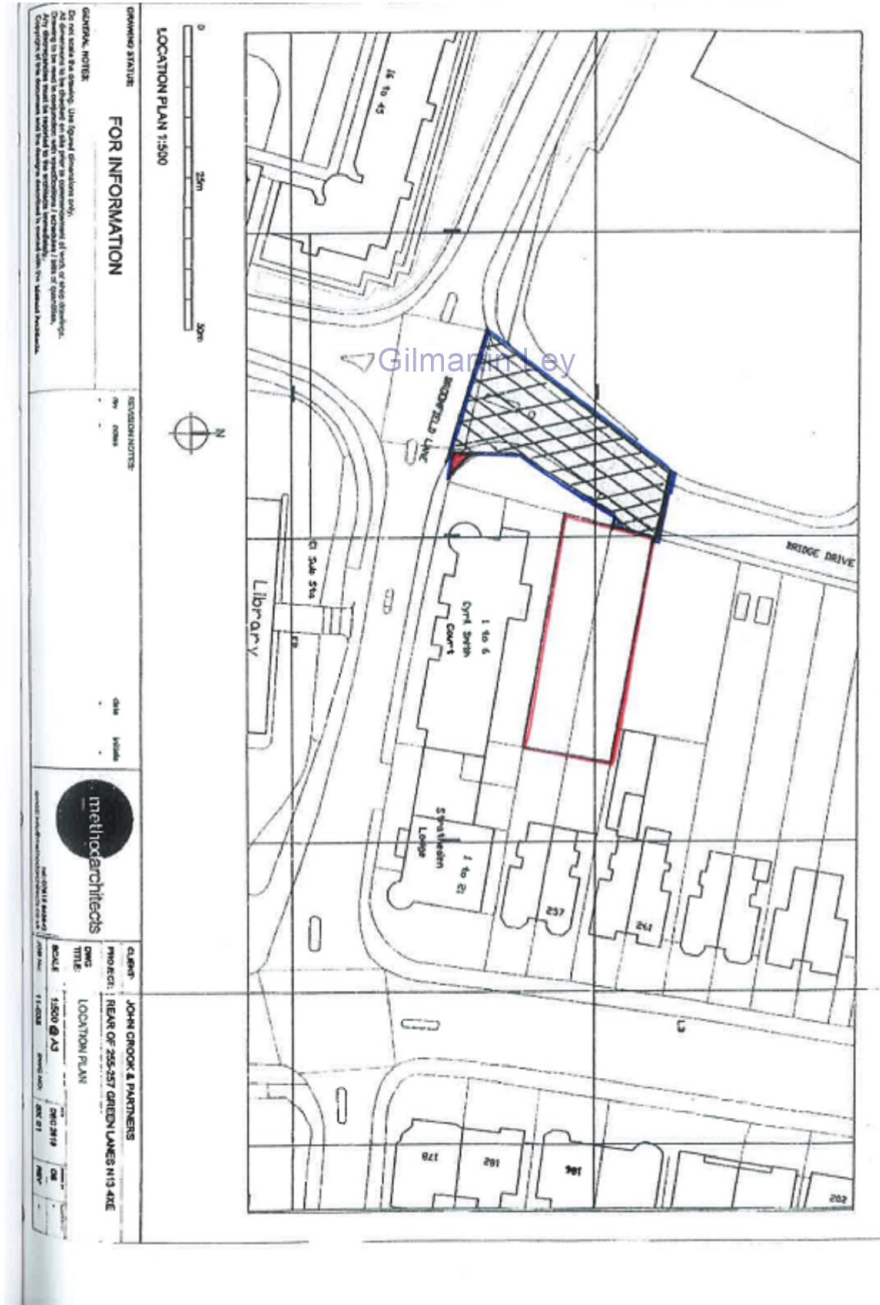
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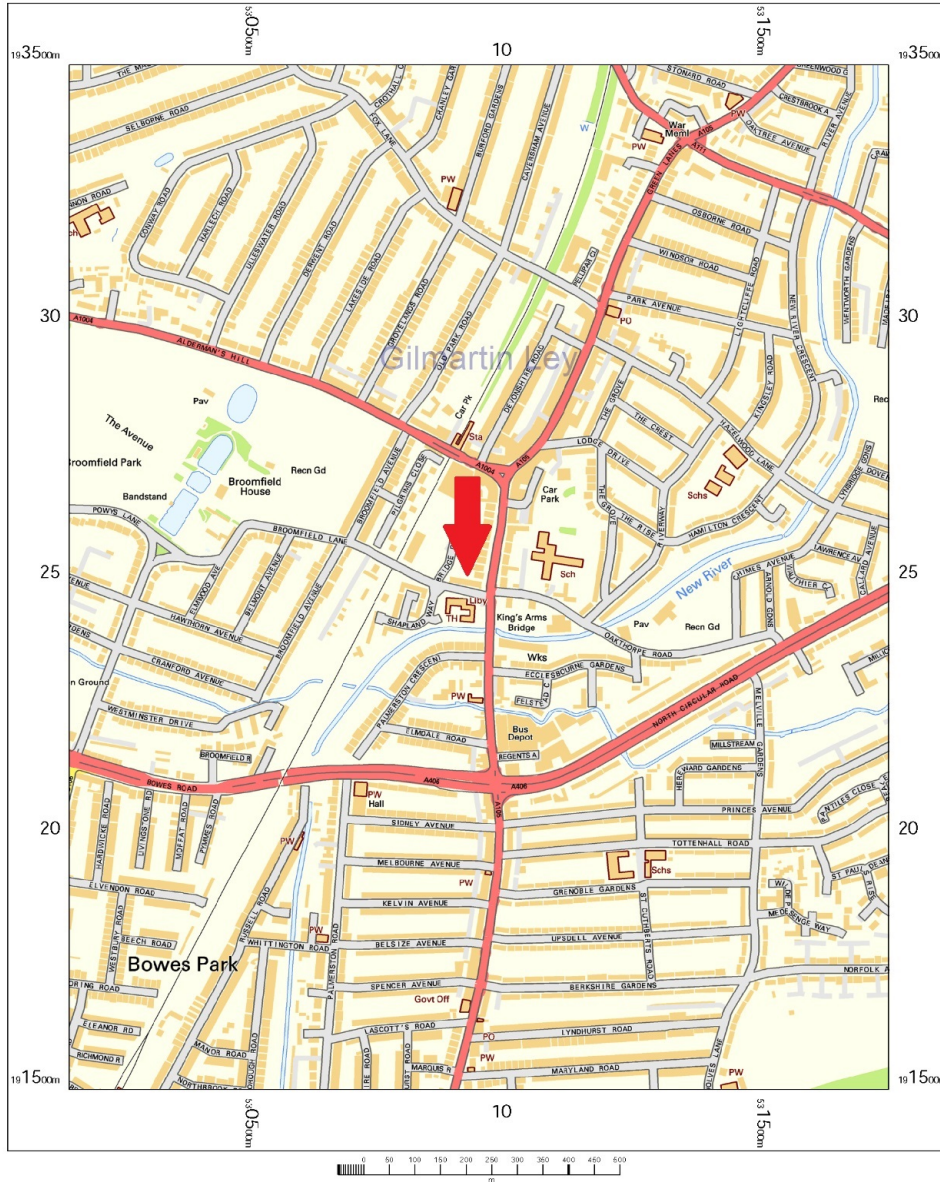
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R/O 255-257 Green Lanes, N13 4XE



OS Streetview
Friday, June 16, 2023, 11:00 AM
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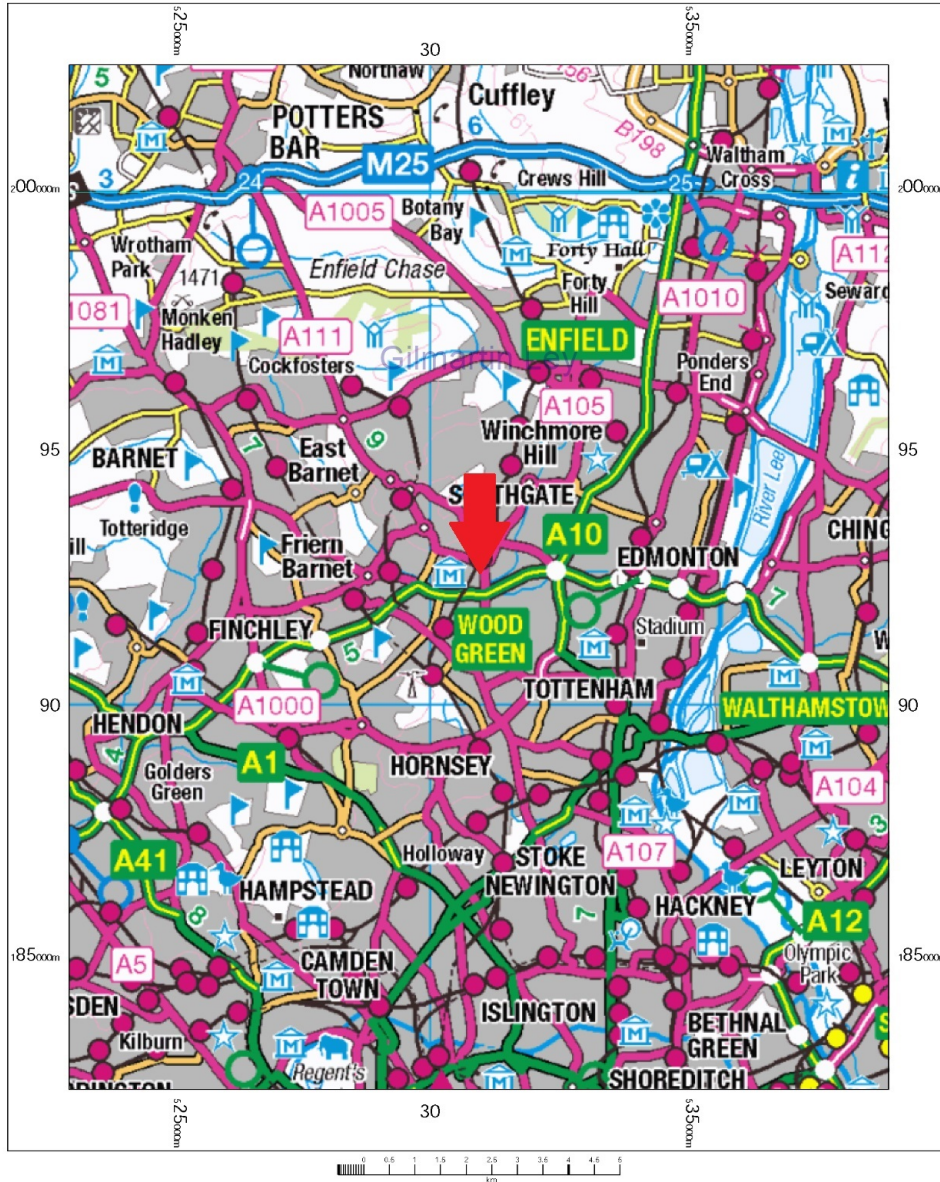


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R/O 255-257 Green Lanes, N13 4XE



OS 250k scale raster
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