



GILMARTIN LEY

Freehold Development Opportunity For Sale - Grange Park, London N21

Planning granted for conversion to 3 flats totalling 4,061 sq ft

**67 Vera Avenue,
Grange Park,
LONDON, N21 1RJ**



Price

Offers in excess of £1,500,000
subject to contract



Property Description

The property is a substantial detached house dating from c 1920 providing 2,519 sq ft of existing accommodation plus a 302 sq ft summer house / gym at the end of the garden with its own shower / WC. The house comprises four bedrooms and two bathrooms at first floor level, a further bedroom / study at ground floor level, plus two reception rooms, a large kitchen / diner and a large conservatory.

Externally there is a large rear garden and forecourt parking for four cars.

Planning permission has been granted to convert and extend the existing property to provide three flats: 2 x four bedroom units over ground and first floors and 1 x two bedroom unit within the converted and extended loft space.

Each flat will have an off street car parking space.

The ground and first floor flats in the planning permitted scheme each have access to their own private rear gardens. It may be possible to allocate a portion of the garden to the top flat.

The scheme offers considerable scope for adding value STPP.

Existing and proposed drawings together with the planning decision notice and design & access statement can be downloaded from our website.

Key considerations:

- > Rarely available freehold development opportunity in prestigious North London location
- > Planning consent granted for 3 flats totalling providing 4,061 sq ft
- > Scope to improve/reconfigure the scheme to add value STPP
- > Excellent transport communications - Grange Park Station is only 325m to the east

<https://www.gilmartinley.co.uk/properties/for-sale/development/grange-park/london/n21/29906>

Our ref: 29906

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



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Proposed Accommodation

Gross Internal Area: 377 sq.m. (4,061 sq.ft.)

Unit	Area sq.m.	Area sq.ft.	Description and comments
Flat C (second floor)	97.30	1,047	Two bedroom two bathroom flat with off street car space
Flat B (first floor)	108.40	1,166	Four bedroom two bathroom flat with own garden (direct access) and off street car space
Flat A (ground floor)	171.60	1,847	Four bedroom two bathroom flat with own garden (direct access) and off street car space

Property Location

Grange Park is an affluent part of suburban North London which has an attractive village atmosphere.

The property is situated on the north side of Vera Avenue to the west of St Peter's Church and the junction with Onslow Gardens.

Vera Avenue is a prestigious road comprising principally detached and semi-detached houses. There are few flats in the area.

The property has excellent public transport links being a pleasant, level walk from Grange Park Station 325m to the east which provides direct services to London Moorgate with a journey time of 33 minutes. There are also good bus connections nearby.

Close to the station are excellent long-established local shopping facilities including a greengrocers, hairdressers, chemist and butchers together with The Gryphon pub and an Indian restaurant.

Terms	Freehold for sale with full vacant possession
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/29906 Existing and Proposed Planning Drawings Decision Notice Design and Access Statement
Last Updated:	19 Apr 2022

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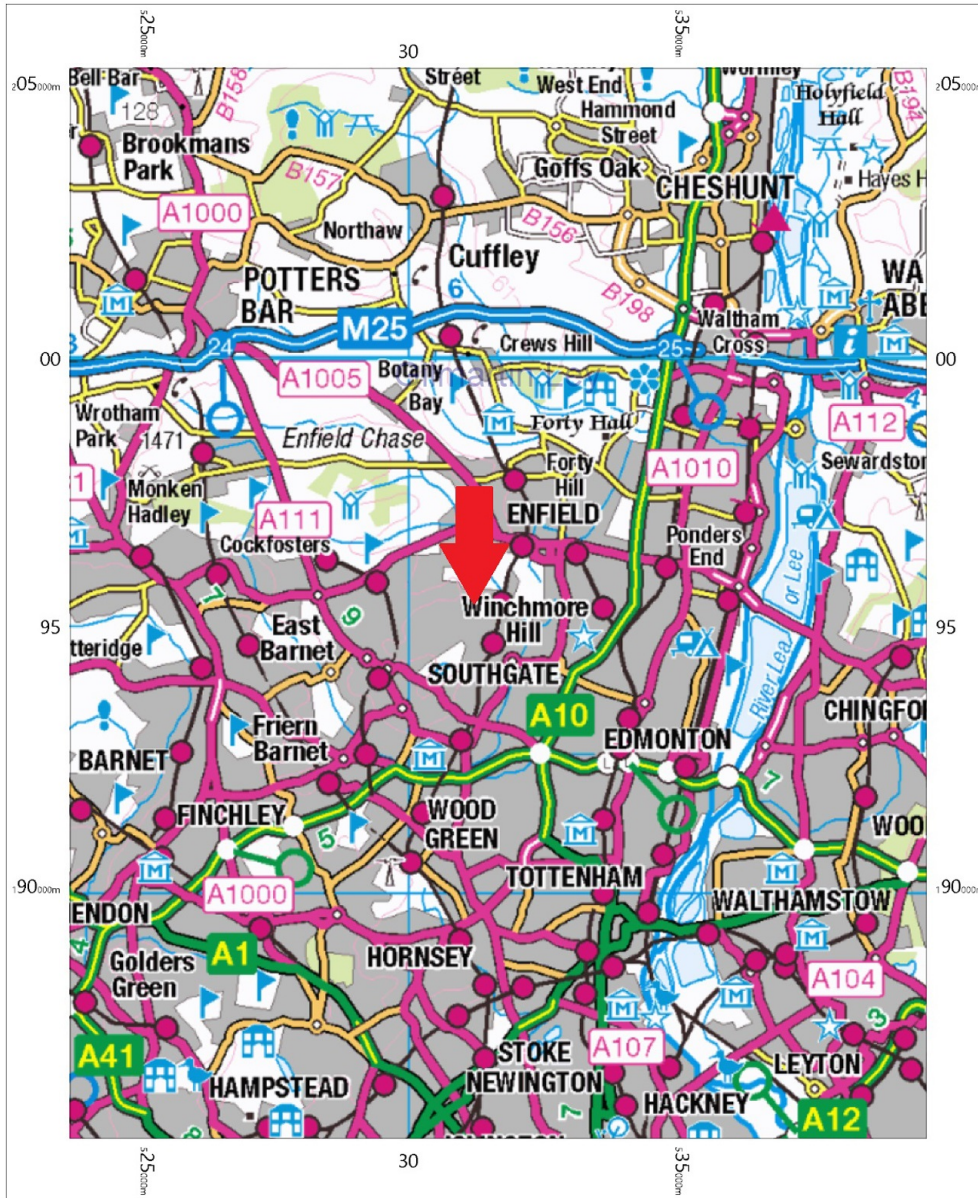


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