



GILMARTIN LEY

Freehold Development Site For Sale - Golders Green NW11

Scope to construct 2 x semi-detached houses STPP

**25 Sinclair Grove,
Golders Green,
LONDON, NW11 9JH**



Price

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



Property Description

The property comprises a single detached 5 bedroom bungalow on a plot of 0.12 acres. The accommodation includes 4 bedrooms and a bathroom at first floor, and a bedroom, living / dining room, kitchen, WC and shower room at ground floor level. Externally there is a driveway providing access to a single garage, as well as front and rear gardens. There is an external store at the back of the garage. Parking on Sinclair Grove is restricted via residents parking permits.

The property requires modernisation and repair throughout, and lends itself to comprehensive redevelopment (STPP).

Indicative drawings have been produced for the development of a pair of 4 bedroom houses. Copies of these plans are available to download from our website.

Key considerations:

- > Rarely available freehold available with vacant possession
- > Significant redevelopment potential (STPP)
- > Highly desirable and affluent North-West London location
- > 700m to Brent Cross Shopping Centre
- > Easy access to an abundance of amenities within the wider Golders Green / Temple Fortune area
- > Excellent communications via road and rail
- > Parallel to the A406 North Circular Road
- > Less than 300m to Brent Cross Station (Northern Line)



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Existing and Proposed accommodation

Site Area: 481 sq.m. (5,176 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Existing House (GIA)	180.70	1,945	Dilapidated 5 bedroom house over ground and first floors with front and rear gardens.
New semi-detached House (Option A)	175.58	1,889	See downloadable scheme drawings
New semi-detached House (Option B)	183.05	1,970	See downloadable scheme drawings

Property Location

The property is located on the south side of Sinclair Grove, a highly desirable residential road within the Brent Cross and northern Golders Green area. The property benefits from exceptional local amenities, with an abundance of shopping, eateries and leisure facilities with Brent Cross Shopping Centre, Temple Fortune and Golders Green all within 1 mile.

The property has excellent connections via road and rail. The A406 North Circular Road runs immediately parallel with Sinclair Grove, with its intersection with Golders Green Road 200m north.

Brent Cross Station (Northern Line) is within 300m of the property and provides services into Central London within 20 minutes.

Terms	Freehold for sale with full vacant possession
Legal Fees:	Each party is to bear its own legal fees
Local Authority:	Brent Council
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	https://www.gilmartinley.co.uk/properties/31293 Local Land Charges Schedules Searches Plot Image Chancel Search Drainage Search Environmental Search Enquiries Certificate Local Land Charges Certificate Areas for options A and B Measured survey Internal survey Option B drawings and CGI Option A drawings and CGI Offer Requirements Document OS extract
Last Updated:	26 Oct 2023

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Our ref: 31293

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Chartered Surveyors and Estate Managers
Property Experts for North London

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OS MasterMap 1250/2500/10000 scale
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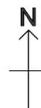
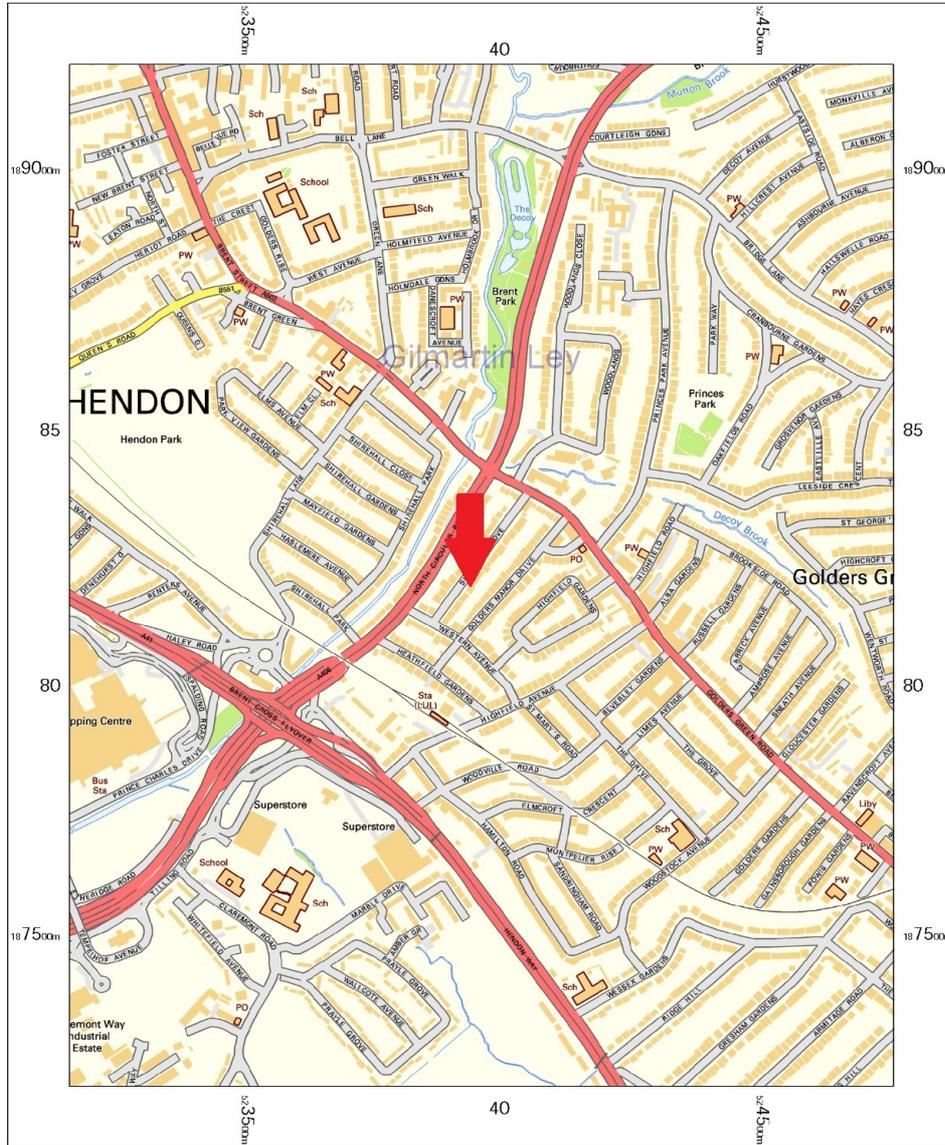


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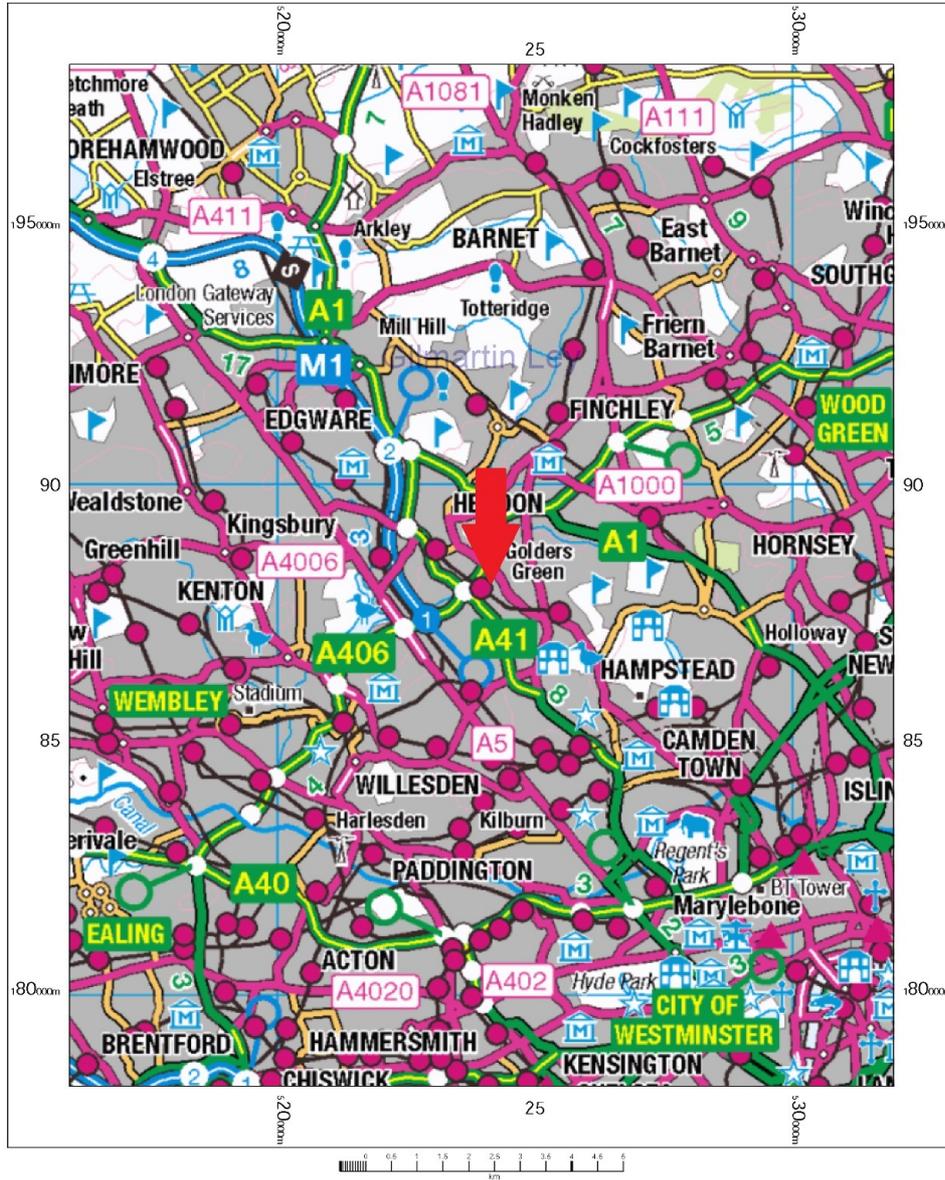


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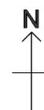
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