



GILMARTIN LEY

# Residential Care Home Building To Let - London N12

Available on a new lease

**Catherine Lodge**  
**36-42 Woodside Park Road,**  
**North Finchley,**  
**LONDON, N12 8RP**



## Area

Gross Internal Area: 1,182 sq.m. (12,724 sq.ft.)

## Rent

Guide Rent £250,000 per annum (approx. £20,833 monthly) subject to contract

## Property Description

The property comprises four interconnecting houses, with accommodation over ground, first and second floor levels and set within a substantial 0.39 acre plot. The property has operated as a private residential care home for many years.

The property features 35 bedrooms, some of which are doubles. There are several lounges and ancillary accommodation including a detached building in the garden which serves as an office. The property features a lift which serves all floor levels, commercial kitchen, forecourt parking to the front and substantial, well maintained gardens to the rear. Floorplans are available to download.

The property falls within Planning Use Class C2 (residential institutions). This Use Class permits the property to be used for other institutional residential uses (residential schools, training centres and hospitals) without requiring planning permission.

## Key considerations:

- > Rarely available care home building
- > Highly desirable and affluent North London location
- > Currently configured to provide 35 bedrooms
- > Gross Internal Area: 1182 sq m (12,724 sq ft)
- > Site Area: 0.39 acres
- > Substantial and well maintained rear garden
- > Forecourt parking for 8 vehicles
- > Less than 200m to Finchley High Road
- > Excellent public transport links
- > 400m to Woodside Park Underground station (Northern Line)





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## Accommodation

Gross Internal Area: 1,182 sq.m. (12,724 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	462.50	4,978	9 bedrooms, a mixture of ensuite with WC and others with the use of communal bathroom and WC facilities on the floor, 5 reception rooms (including conservatory), 3 office rooms, utility room, kitchen and WCs. and a number of reception and communal living areas
First Floor	351.10	3,779	15 bedrooms, a mixture of ensuite with WC and others with the use of communal bathroom and WC facilities on the floor.
Second Floor	310.50	3,342	11 bedrooms, a mixture of ensuite with WC and others with the use of communal bathroom and WC facilities on the floor and a small office room.
Outbuildings	29	312	An office and a summer house / storage.

## Property Location

The building is located on the North side of Woodside Park Road, a predominantly residential road connecting to Finchley High Road (200m to the east) and Woodside Park Underground Station (400m to the West).

Finchley is a highly desirable place to live, offering an abundance of leisure, shopping, entertainment, bars and restaurants. Local occupiers include Sainsbury's, Boots, Waterstones, Superdrug, Costa Coffee as well as a broad selection of independent retailers and other businesses. Transport communications are excellent with public transport options including buses and the London Underground within walking distance.

Woodside Park Underground Station (Northern Line) is located 400m to the West of the property, with southbound connections to Camden Town (15 minutes journey time) and Kings Cross (23 minutes journey time). Northbound services connect High Barnet in 7 minutes. North Finchley Bus Station, a major bus terminus with connections throughout Central and Greater London, is 500m to the south. There is easy access to main road network including the North Circular Road (A406), M1 motorway, A1 and A41.

## Service Charge p.a.

### Premium

Premium offers invited

### Terms

A new full repairing and insuring lease is available on terms to be agreed

### Legal Fees:

Each party is to bear its own legal fees

### Local Authority:

London Borough of Barnet

### Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

### Further information at:

<https://www.gilmartinley.co.uk/properties/31472>  
Floor Plans  
Site plan

<https://www.gilmartinley.co.uk/properties/to-rent/carehome-c2/north-finchley/london/n12/31472>

Our ref: 31472

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
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## Offer Requirements Document Energy Performance Certificate

### Last Updated:

24 Jun 2025

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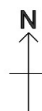
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OS MasterMap 1250/2500/10000 scale  
Wednesday, May 7, 2025, ID: CM-01221105  
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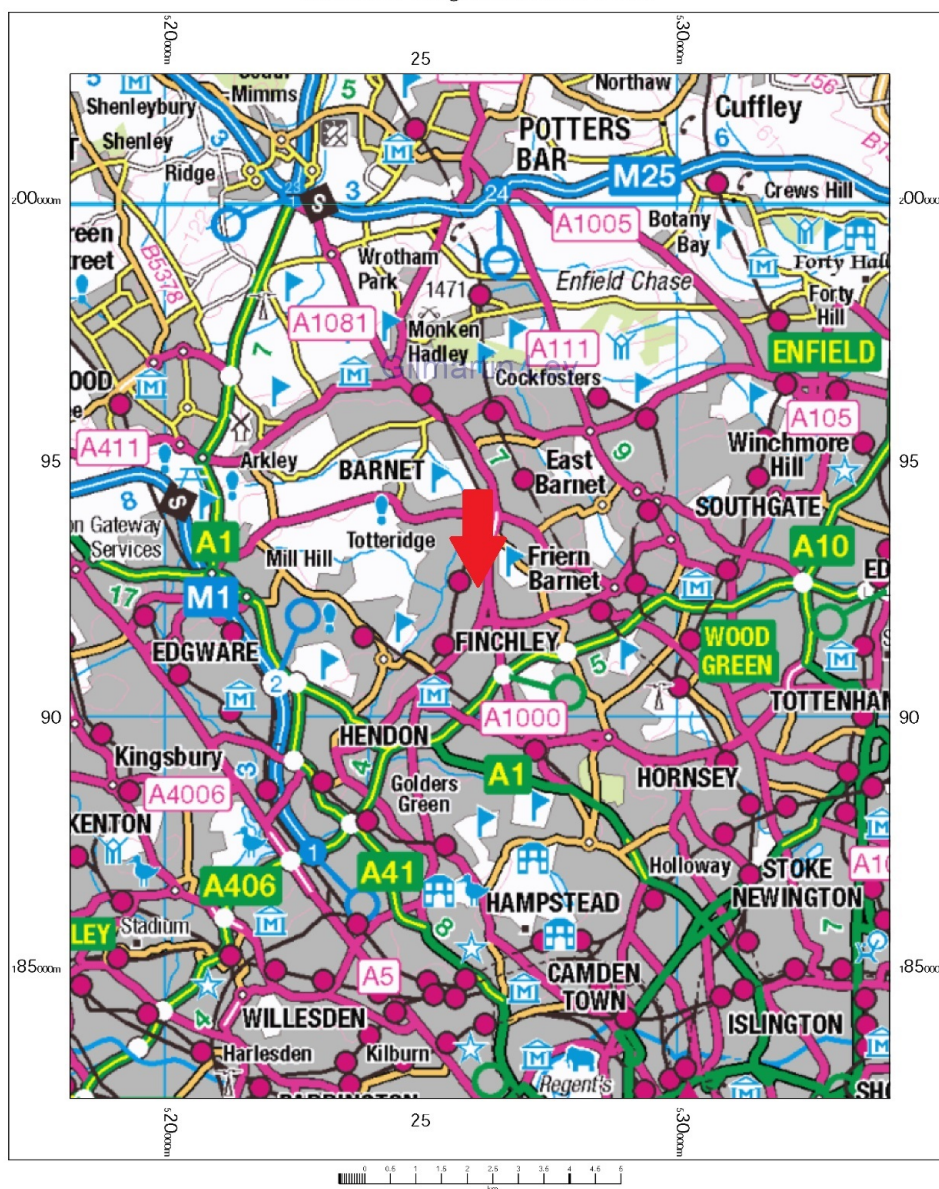
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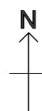
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