



GILMARTIN LEY

Vacant Freehold Hotel For Sale - London N3

Suitable for Care Home, Office, Medical, Education or Residential Use STPP

**The Chumleigh Lodge Hotel,
226-228 Nether Street,
Finchley,
LONDON, N3 1HU**



Price

Guide price £3,000,000 subject to contract



Property Description

The property comprises a pair of semi-detached Edwardian houses, originally built circa 1903, which have subsequently been made to intercommunicate and converted for use as a hotel.

The property occupies a site of 0.2 acres. The building is arranged over lower ground, ground, first & second floors and has a gross internal area of approximately 806.65 square metres (8,682 square feet).

Indicative drawings are available to download showing how the existing space can be reconfigured to provide a 34 room hotel. Apart from the existing hotel use the property may suit alternative uses, or there may be potential for complete redevelopment of the site, subject to obtaining the necessary planning consents.

Key considerations:

- > Freehold for sale with vacant possession
- > Highly desirable and affluent north London location
- > Gross internal area: 806.65 sq.m (8,682 sq.ft)
- > Site area: 0.2 Acres
- > Significant development potential
- > Excellent transport links
- > Finchley Central London Underground Station (Northern Line) only 530 metres (0.31 miles) distant
- > West Finchley London Underground Station (Northern Line) 600 metres (0.37 miles) distant
- > Easy access to green open spaces and leisure facilities
- > Finchley Golf Club only 700 metres
- > Finchley Lawn Tennis Club only 500 metres
- > Victoria Park only 530 metres



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Accommodation

Gross Internal Area: 807 sq.m. (8,682 sq.ft.)

Level	Area sq.m.	Area sq.ft.	Description and comments
Second floor	145.40	1,565	
First floor	184.65	1,987	
Ground floor	244.88	2,635	
Lower ground floor	231.71	2,494	

Property Location

The subject property is located on the west side of Nether Street on the south corner of Grosvenor Road in Finchley Central, an affluent residential area bordering West Finchley and Mill Hill East.

Finchley is a highly desirable place to live and work. The location provides an abundance of bars, restaurants, leisure, shopping and entertainment facilities. Local education provision is excellent with St Michael's Catholic Grammar School, Wren Academy Finchley and The Compton School all being within 1.5 km of the property - all three are rated Outstanding by Ofsted.

Local leisure facilities include: Victoria Park, one of Finchley's best-used green spaces, which is only 700m to the east; and Finchley Lawn Tennis Club 500m to the north; Finchley Golf Club 700m to the west. The Great North Leisure Park which includes Vue Cinema, Finchley Lido, Hollywood Bowl as well as Nando's, Wagamama and McDonald's is 1.4km to the east.

The area is well served for transport communications with Finchley Central, West Finchley and Mill Hill East London Underground Stations (Northern Line) approximately 0.53, 0.6 and 1.1 kilometres (0.31, 0.37 and 0.6 miles) to the south, north and west respectively. Ballards Lane is a major bus route along which there are numerous services running at frequent intervals and there is easy access to main road communications including the North Circular Road (A406), M1 motorway, A1 and A41.

2023 Rateable Value £46750.00

Estimated Rates Payable £22440 per annum

Terms Freehold for sale with vacant possession on completion.

Our client may also consider proposals on a leasehold basis.

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/32660>
Planning advice note re. C1 use
Planning history document
Offer Requirements Document
Energy Performance Certificate
Indicative 34 Bedroom Hotel reconfiguration drawings
Site plan
Existing floor plans

<https://www.gilmartinley.co.uk/properties/for-sale/hotels/finchley-central/london/n3/32660>

Our ref: 32660

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

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Last Updated:

21 May 2026

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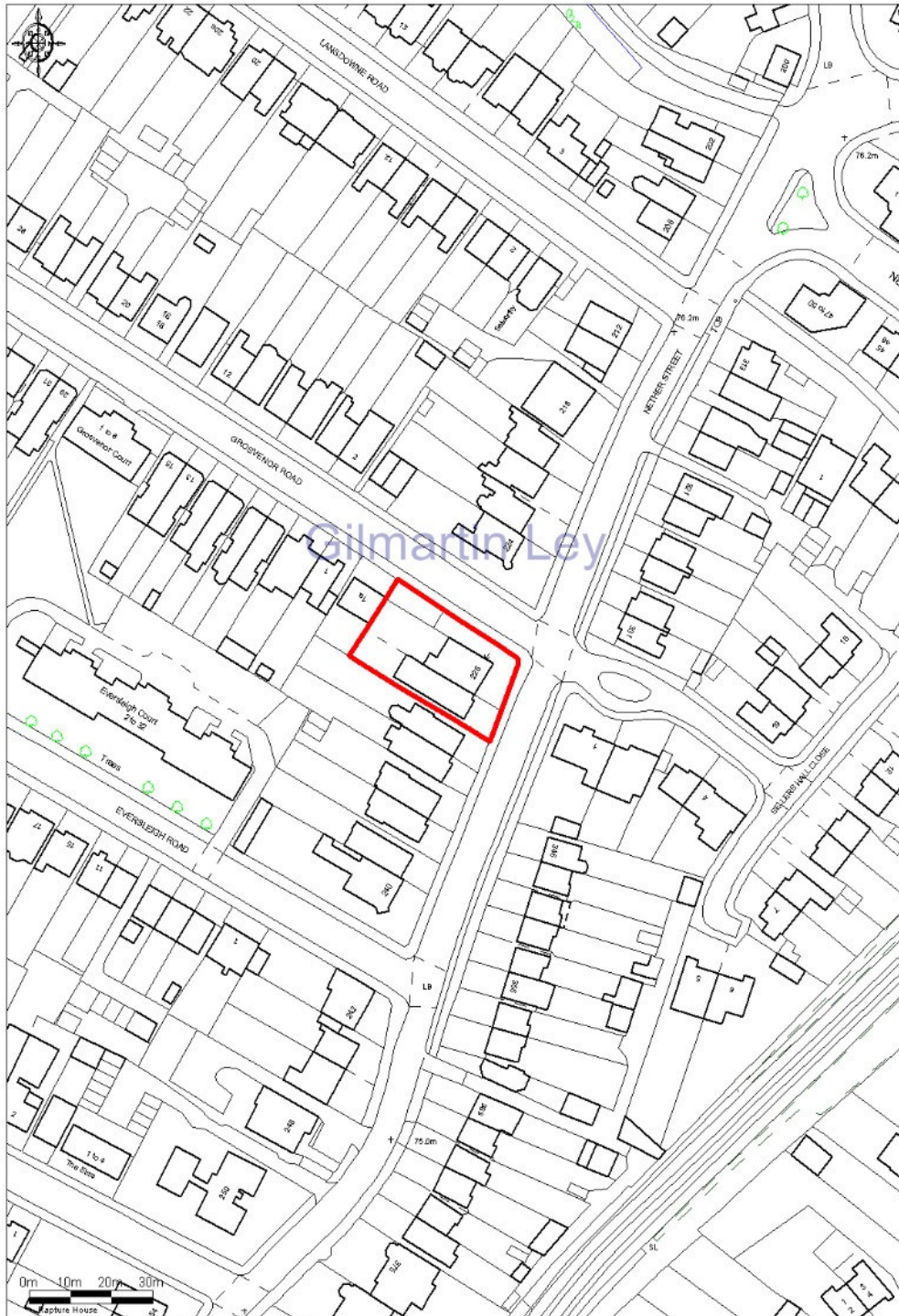


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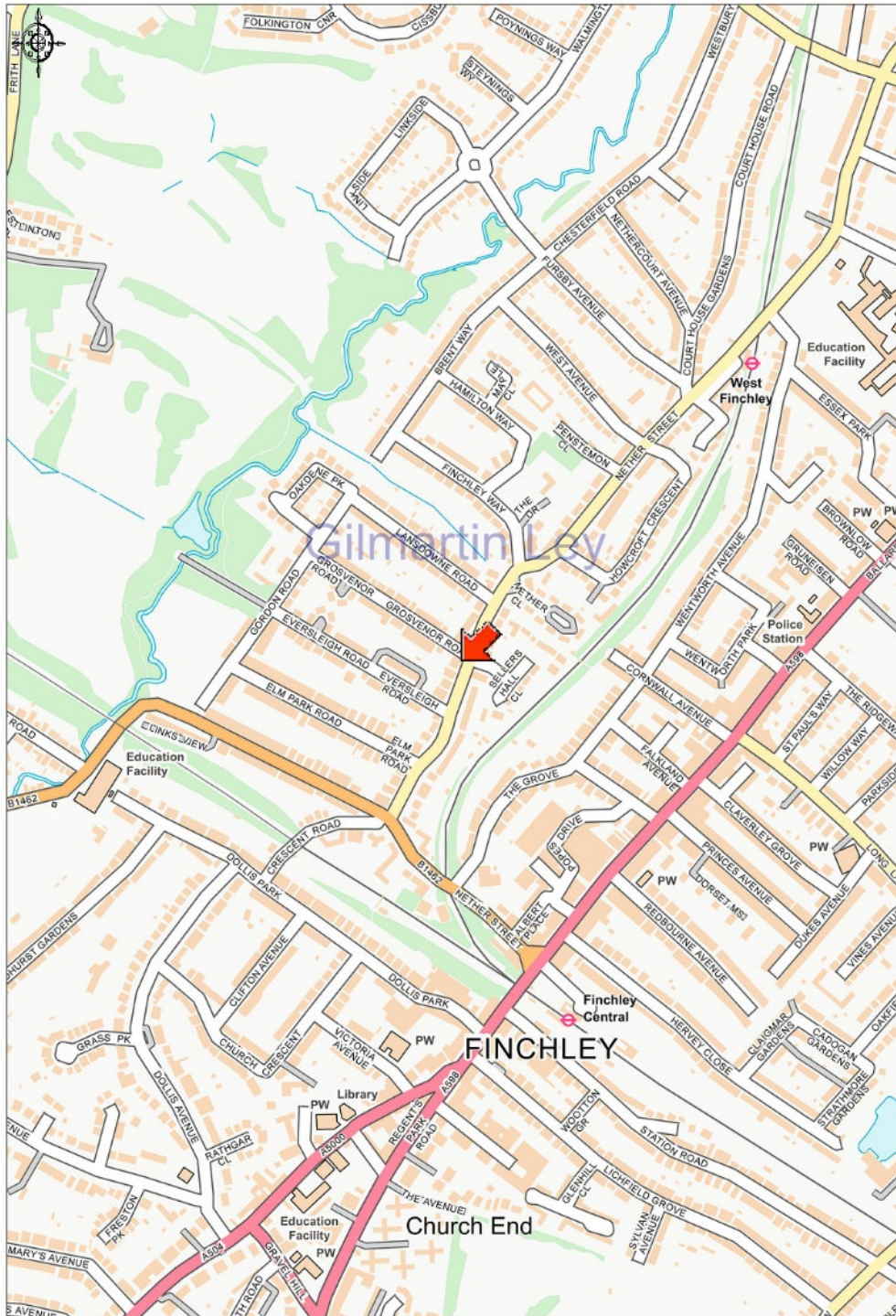


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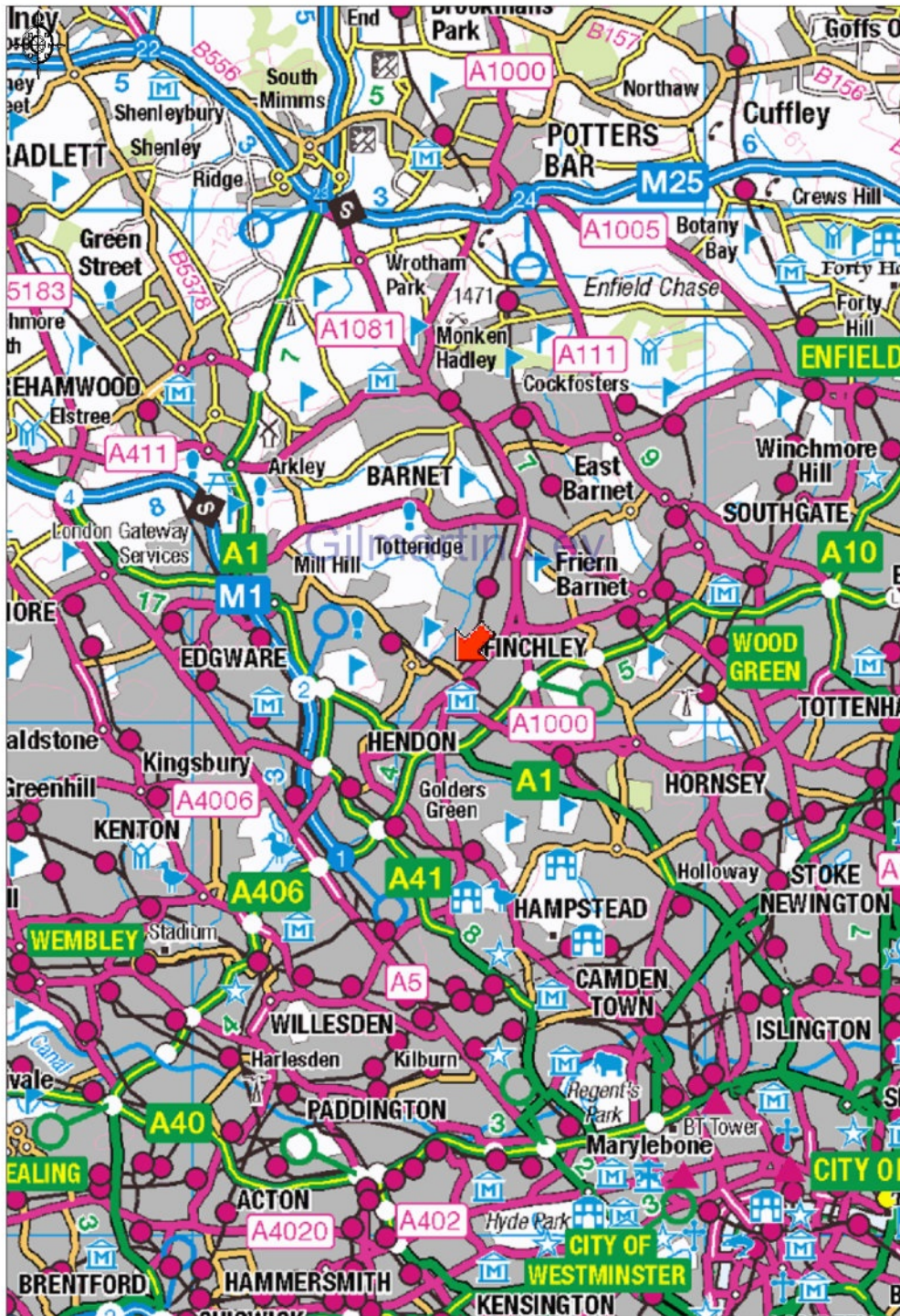


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