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 **Jeremy
Leaf & Co.**

Holly Park Gardens looking North



**7 – 9 HOLLY PARK GARDENS,
FINCHLEY, LONDON N3 3NG**

£1,625,000

**CLEARED SITE WITH PLANNING CONSENT FOR
TWO SUBSTANTIAL 4/5 BEDROOM HALLS ADJOINING
SEMI-DETACHED HOUSES
OF APPROX 2,790 SQ FT (259 SQ M) AND 2,400 SQ FT (227 SQ M)
IN GOOD QUALITY, CONVENIENT RESIDENTIAL NEIGHBOURHOOD
7 – 9 HOLLY PARK GARDENS, FINCHLEY, LONDON N3 3NG**

NB TAX SAVING POTENTIAL - WE ARE ADVISED BY OUR CLIENTS THE PROPERTY CONSTITUTES THE SOLE ASSET OF A COMPANY WHICH COULD BE PURCHASED AS A WAY OF POTENTIALLY REDUCING STAMP DUTY LIABILITY, SUBJECT TO DUE DILIGENCE

Planning granted	•	Good residential area
Catchment area for local schools	•	Good transport links

PLANNING

Planning consent was granted (19/5642/FUL) by London Borough of Barnet for demolition of the existing house and construction of two substantial 4/5 bedroom/3 bathroom semi-detached houses of approximately 2,790 sq ft (259 sq m) and 2,440 sq ft (227 sq m).

NB Our clients advise us that demolition of the existing house constituted implementation of the planning consent and that the CIL obligation has been paid by the vendors.

LOCATION AND TRANSPORT

The land is situated in a good quality residential area among similar detached and semi detached houses, within the catchment area of sought-after local schools and approximately 0.5 mile of Finchley Central (Northern Line) Underground station.

Open space including College Farm, local shops and bus routes to nearby Temple Fortune are even closer to hand.

FURTHER INFORMATION

Please contact owners' sole agents, Jeremy Leaf & Co via land@jeremyleaf.co.uk for CIL liability notice, construction drawings, title plan, landscaping programme include tree protection, demolition method statement, sub-soil investigation, drainage and environmental searches, comparable sales information etc as well as viewing arrangements.

PRICE

Guide price for the freehold interest is £1.625 million subject to contract only

Consumer Protection from Unfair Trading Regulations 2008

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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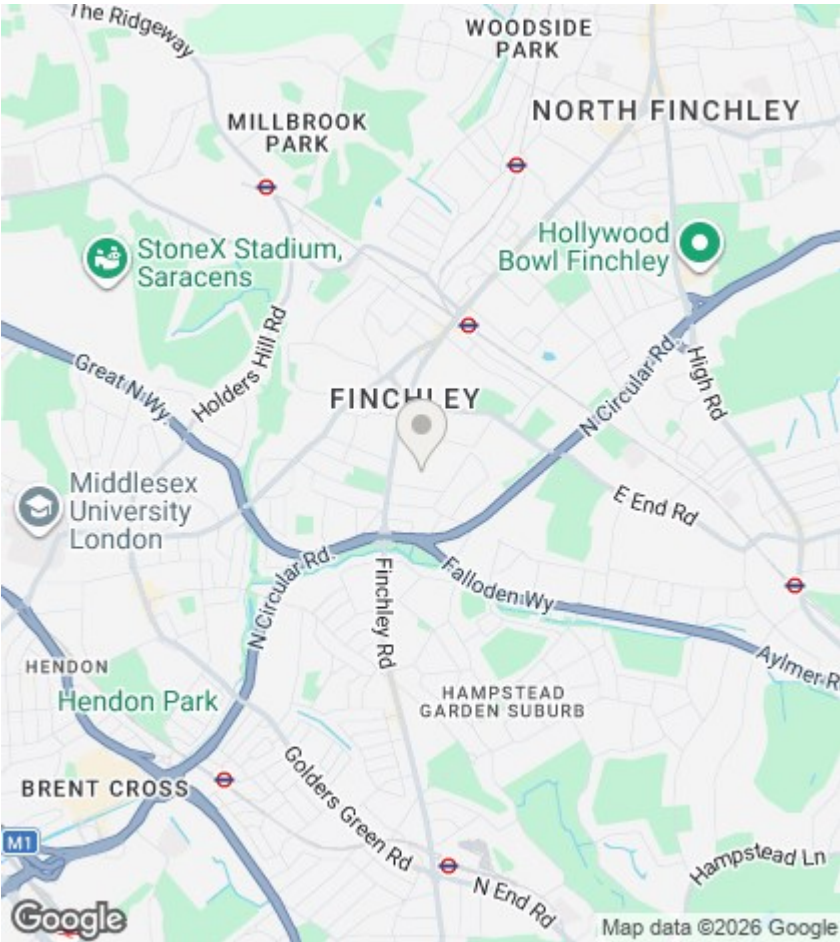
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Directions

Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	