

est 1979

 **Jeremy
Leaf & Co.**



Meadway, Barnet, EN5

Offers In Excess Of £1,050,000

- Freehold
- 150 metres from High Barnet Northern Line Underground Station
- Planning (26/1268/OUT) from the London Borough of Barnet for 2 new semi detached houses
- Well regarded local schools
- Available via an SPV by way of share transfer

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Meadway, Barnet, EN5 5JX

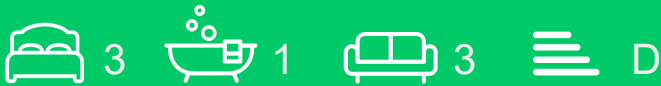
Freehold detached 3-bedroom house with planning permission (26/1268/OUT) from the London Borough of Barnet for demolition of the existing house and erection of 2 semi-detached 4 bedroom (plus study), 3-bathroom houses each of approx. 169 SQ. M / 1819 SQ. FT with garages and rear gardens.

We are informed by the vendors there is a CIL of £76,618.76, there are no reserve matters remaining and the property can be purchased via an SPV by way of share transfer.

The property is very conveniently located just over 150 metres from High Barnet Northern Line Underground Station providing swift access to Central London and approximately equidistance from multiple regular bus services on High Street Barnet (A1000). Nearby local amenities include a variety of shops, an Everyman Cinema and High Barnet town centre including The Spires shopping centre within half a mile away.

The area is particularly popular with families, offering a selection of well-regarded primary and secondary schools, including Cromer Road Primary School and Queen Elizabeth's School for Girls. Ark Academy and Queen Elizabeth's School for Boys are also within easy reach.

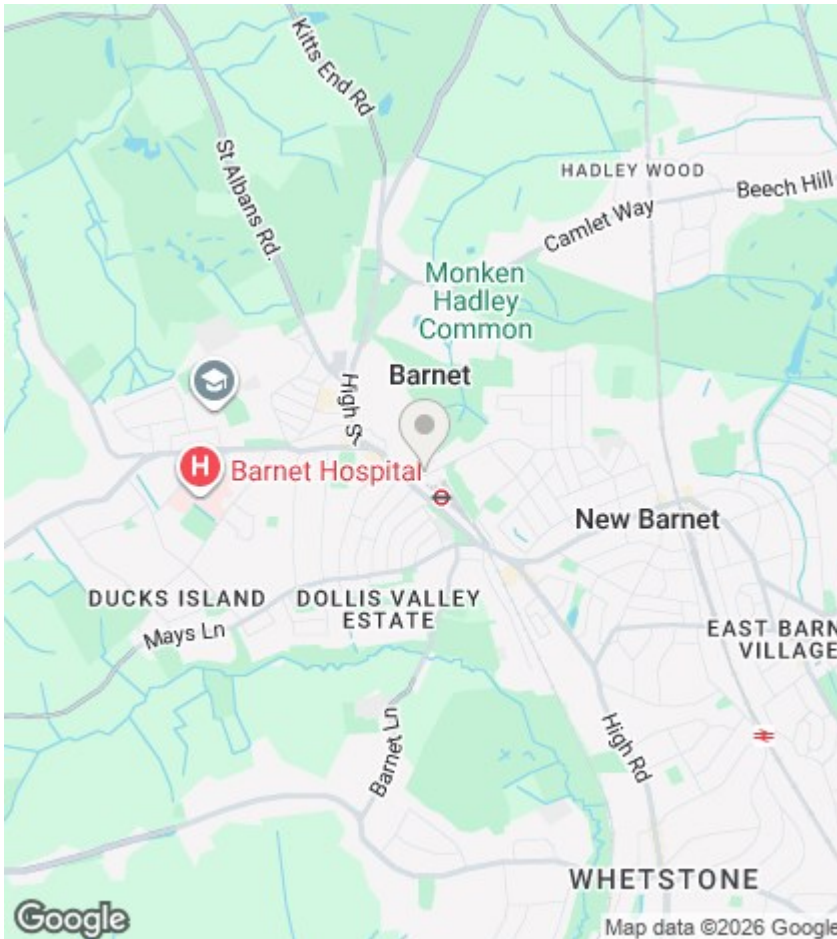
Offers are invited in excess of £1,050,000 for the freehold interest - viewings strictly by appointment only. Please contact us for more information.



Council Tax Band:







Directions

Viewings

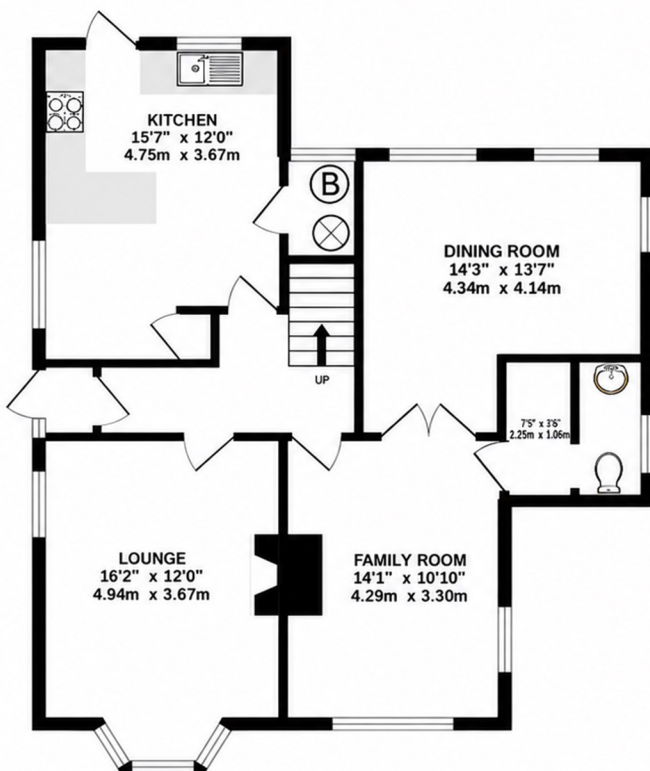
Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:

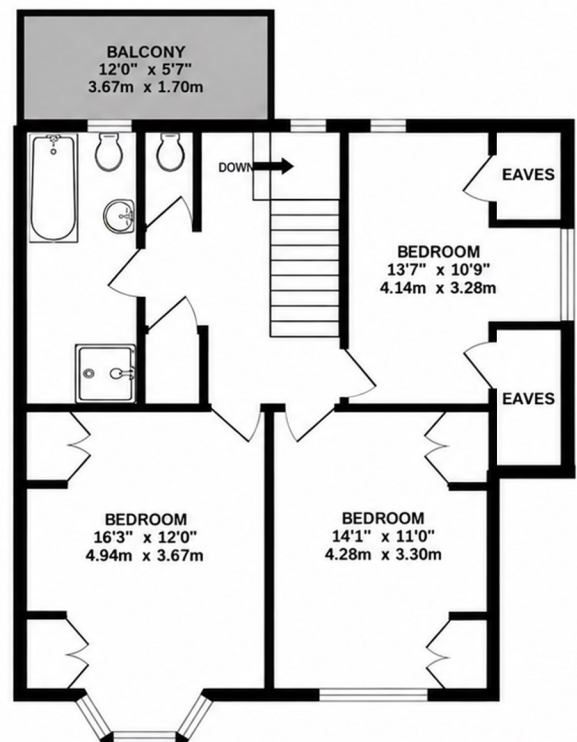
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by you.