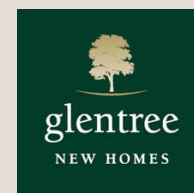




CLARA NEHAB HOUSE

13-19 Leaside Crescent, Temple Fortune, London NW11 0DA

North London Development / Owner Occupier Opportunity



EXECUTIVE SUMMARY

- A development or owner occupier opportunity in Temple Fortune near Hampstead Garden Suburb within the jurisdiction of the London Borough of Barnet.
- A 0.17 hectare (0.41 acre) site occupied by four adjoining properties extending to 1,159 sq m (12,477 sq ft) GIA with a large garden to the rear.
- Located approximately 1 km (0.6 miles) north east of Brent Cross Underground Station and 1.2 km (0.75 miles) north west of Golders Green Underground Station (Northern Line).
- The property is vacant and was previously in use as a care home (C2 use). There is potential for conversion of the property, or redevelopment of the site for alternative uses, including residential, subject to the necessary permissions.
- For sale freehold with vacant possession.

LOCATION

The site is located on the eastern side of Leaside Crescent, a quiet residential street in Temple Fortune. Temple Fortune is to the west of Hampstead Garden Suburb, north of Golders Green and east of Brent Cross and Hendon in the London Borough of Barnet. Access to Finchley Road is via Bridge Lane to the north, or Hendon Park Row which adjoins the south eastern corner of the site.

The surrounding area is predominantly residential and comprises mainly of early 20th century properties and quiet, tree-lined roads. A wide range of retail, commercial and leisure establishments can be found in the local area along Finchley Road and Golders Green Road, including Waitrose and M&S foodhall stores approximately 200m from the site. A more extensive range of retailers can be found in Brent Cross Shopping centre, located approximately 1.5km to the west of

the site. There are also a number of local schools, community and recreational amenities situated in close proximity to the site including Princes Park, Big Wood Nature Reserve, Golders Green Library and Farm Walk Tennis club.

Brent Cross and Golders Green Underground stations (Northern Line) are approximately 1km to the south west and 1.2km to the south of the site respectively. These offer direct services to King's Cross St Pancras (12 minutes), Tottenham Court Road (20 minutes) and Bank (26 minutes) (Source: TFL). A number of bus routes run along Finchley Road and Golders Green Road, offering regular services to Finchley, Wembley, Brent Cross and Central London. Finchley Road offers good road access to the nearby North Circular (A406) which in turn allows for connections to the national motorway network via the M25, M1 and M11.



DESCRIPTION

The property comprises four linked 2/3 storey buildings, extending to 1,159 sq m (12,477 sq ft) GIA and is currently configured as 27 en-suite bedrooms with communal areas and other rooms used for offices, kitchen, laundry rooms etc. The property is vacant. Until recently it was in use as a care home (Use Class C2), the buildings having been converted from residential use under a planning permission granted in 1968. The site extends to approximately 0.17 hectares (0.41 acres) and is located on the eastern side of Leaside Crescent, it is bound by residential properties to the other three sides. A gate at the rear of the property provides access to Hendon Park Row.



Entrance Hall



Communal Lounge / Dining Room

PLANNING

The property falls within the jurisdiction of the London Borough of Barnet. It is not statutorily or locally listed and is not located in a Conservation Area.

The site is not specifically allocated in the Local Plan. It was most recently in use as a care home (Use Class C2, approved through a change of use application May 1968). Council Planning Policy recognises that there is an oversupply of residential care homes in the Borough, and encourages the remodelling of such premises to other forms of special accommodation. The property is not affected by an Article 4 Direction covering Hampstead Garden Suburb that prevents change of use from dwelling houses (Use Class C3), to houses in multiple occupation (Use Class C4).

There is potential for conversion of the property, or redevelopment of the site for alternative uses, including residential, subject to the necessary permissions.



Rear of Property



METHOD OF SALE

The property is for sale freehold with vacant possession by way of informal tender (unless sold prior).

VIEWINGS

Internal viewings are strictly by appointment; please contact the joint sole selling agents to make an appointment.

EPC

The property has an EPC rating of D and the full EPC reports can be found in the dataroom.

VAT

VAT is not chargeable on the purchase price.

FURTHER INFORMATION

Further technical information relating to the property is available at:

www.claranehabhouse.com

CONTACT

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