

Artist's impression of Front Elevation



SITUATION

Wycombe Gardens is one of the most sought after locations in Golders Green. This tree lined road is within 1 mile of Hampstead Village and one road away from NW3. There is an abundance of green spaces within walking distance including Hampstead Heath and Golders Hill Park. Ideally located for transport links, minutes away from Golders Green Underground, Bus & Coach Station and within easy reach of both Brent Cross Shopping Centre and London's West End. Furthermore, there are many highly regarded and sought after private schools in Hampstead Village and on Fitzjohn's Avenue within easy reach.

This is an area where New Build family houses are rare to find and come at a premium.

PROPERTY

A **7,485 sq ft Site** with which currently accommodates a substantial detached two storey house with garage and roof terrace that was used as 2 Self-Contained Flats.

Gross Frontage 105 Ft

ACCOMMODATION

Ground Floor Flat

3 Rooms (1 with ensuite), Kitchen/Diner, Bathroom/WC and Utility Room.

First Floor Flat

4 Rooms (1 with ensuite), Kitchen/Diner, Bathroom, sep. WC and Roof Terrace.

Plus Garage

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Existing property



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale



Artist's impression of Rear Elevation

PLANNING

Planning Consent was granted on 10th September 2018 for **'Demolition of existing building and erection of 4 dwellings with rooms at basement level and roofspace. Associated refuse and recycling'**.

The Planning would enable the construction of 4 semi-detached family houses, each in excess of 2,000 sq ft with a total Gross Internal Area of 9,141 sq ft.

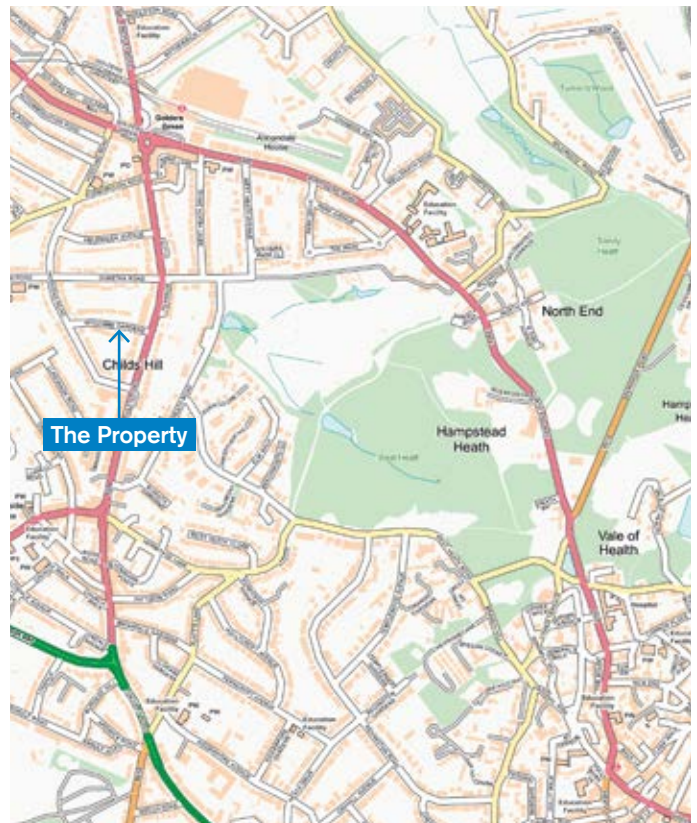
The houses are designed to offer state of the art family living, and provide sought after new build modern family homes. Each house will have a private garden and off street parking (total 6 spaces).

They will comprise of 4 bedrooms, 3 bathrooms, 4 WC's, cinema room, reception room, kitchen/diner/family room with direct access to a south facing private garden.

Plans and Consent Documentation including CIL payment available from the Auctioneers.

Comparables:

- 12 Wycombe Gardens sold in October 2015 for £2,020,000.
- 6 Wycombe Gardens sold in March 2016 (unmodernised) for £1,825,000.
- 29 Hermitage Lane, NW2 (**new build**) sold in 2018 for £2,125,000. (2,540 sq ft, i.e. **£836 per sq ft**).



The Property

Site with Planning to build 4 Houses

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

Vendor's Solicitors

Edwin Coe LLP

Tel: 020 7691 4105 Ref: Stephen Brower

Email: stephen.brower@edwincoe.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page