
88
HENDON LANE
LONDON
N3 3SL

RESIDENTIAL CONVERSION
AND INVESTMENT OPPORTUNITY

SAVOY
— GROUP —



**AN OPPORTUNITY TO ACQUIRE A
REFURBISHED AND EXTENDED
RESIDENTIAL ASSET IN FINCHLEY,
WITH PLANNING FOR 3 SELF-CONTAINED FLATS**



**NEWLY REFURBISHED INTERIORS
WITH CONTEMPORARY KITCHENS
AND MODERN FINISHES**

INVESTMENT SUMMARY

- Freehold semi-detached property in Finchley, North London.
- Planning permission 23/2011/FUL approved 7 November 2023 for conversion into 3 self-contained flats, together with roof and rear/side extension works.
- Current photography shows refurbishment and conversion works substantially advanced.
- Proposed architectural drawings indicate approximately 328.7 sq m (3,538 sq ft) GIA across ground, first and loft levels.
- Finchley Central Underground station is approximately 1 km away.
- The property last sold for £1.06m in August 2023 according to public transaction data.

PROPOSAL

Vacant possession. VAT: N/A. Pricing to be confirmed by the vendor.





THE OPPORTUNITY

1. RESIDENTIAL

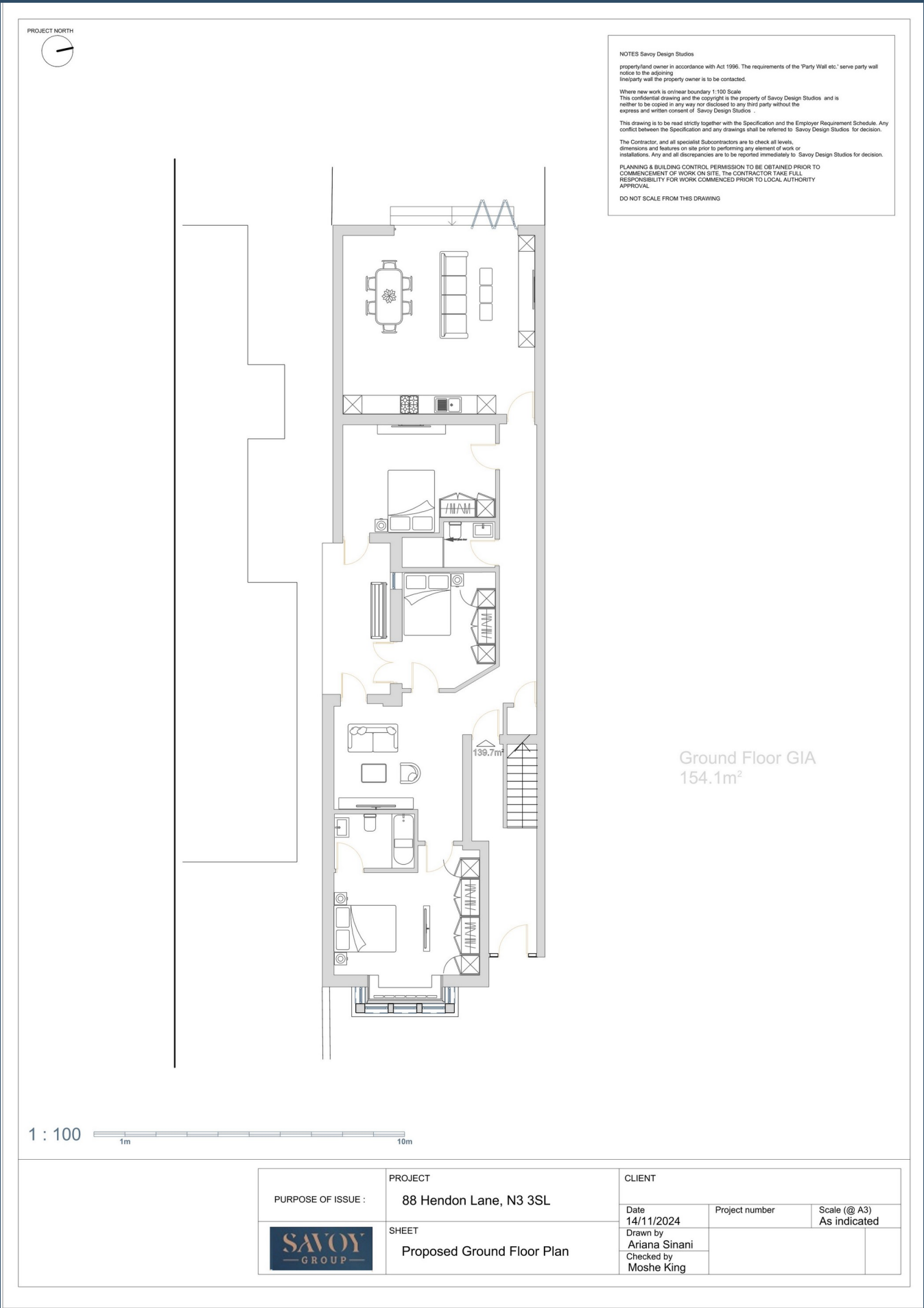
88 Hendon Lane has been comprehensively reconfigured and extended to create three self-contained residential flats. The approved scheme includes a roof extension with rear dormer and rooflight, a single-storey side and rear extension to the rear projection, and associated amenity, refuse/recycling and cycle storage.

The property benefits from a strong North London location in Finchley and is within easy reach of Finchley Central Underground station.

PLANNING

Planning permission reference 23/2011/FUL was approved on 7 November 2023 for conversion of the existing property into 3 self-contained flats and associated extension works.

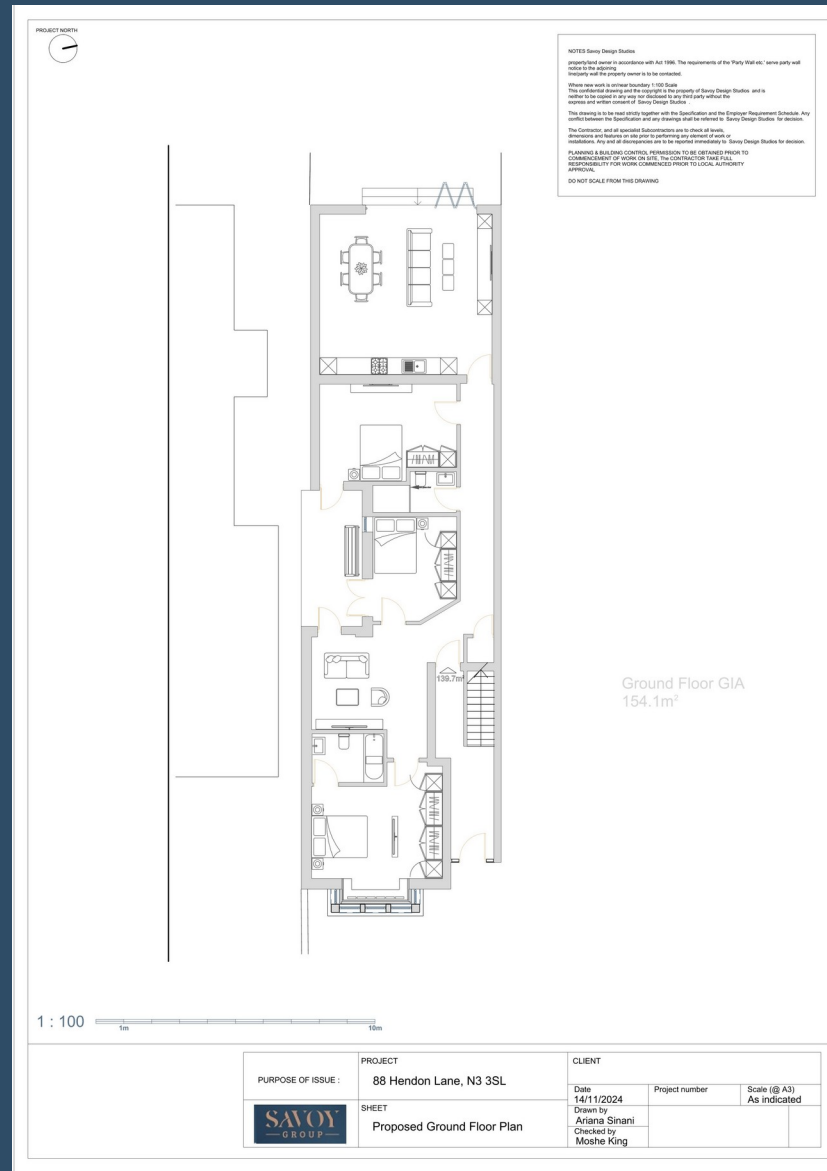
A later Section 73 application (26/1570/S73) seeks a variation to the approved side infill extension height and boundary setback. Public planning trackers currently show this application as pending consideration.



THE OPPORTUNITY

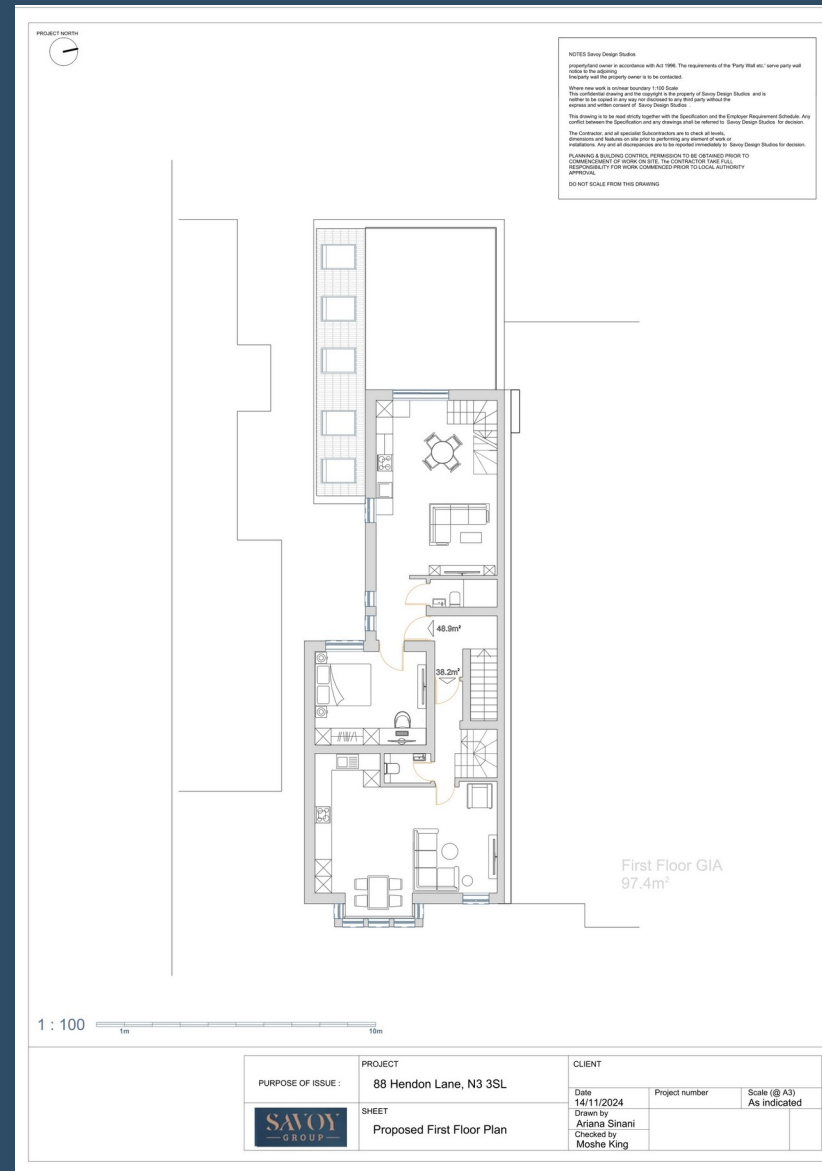
2. PROPOSED ACCOMMODATION

The proposed drawings supplied for the project show accommodation across three levels with the following indicative gross internal areas:



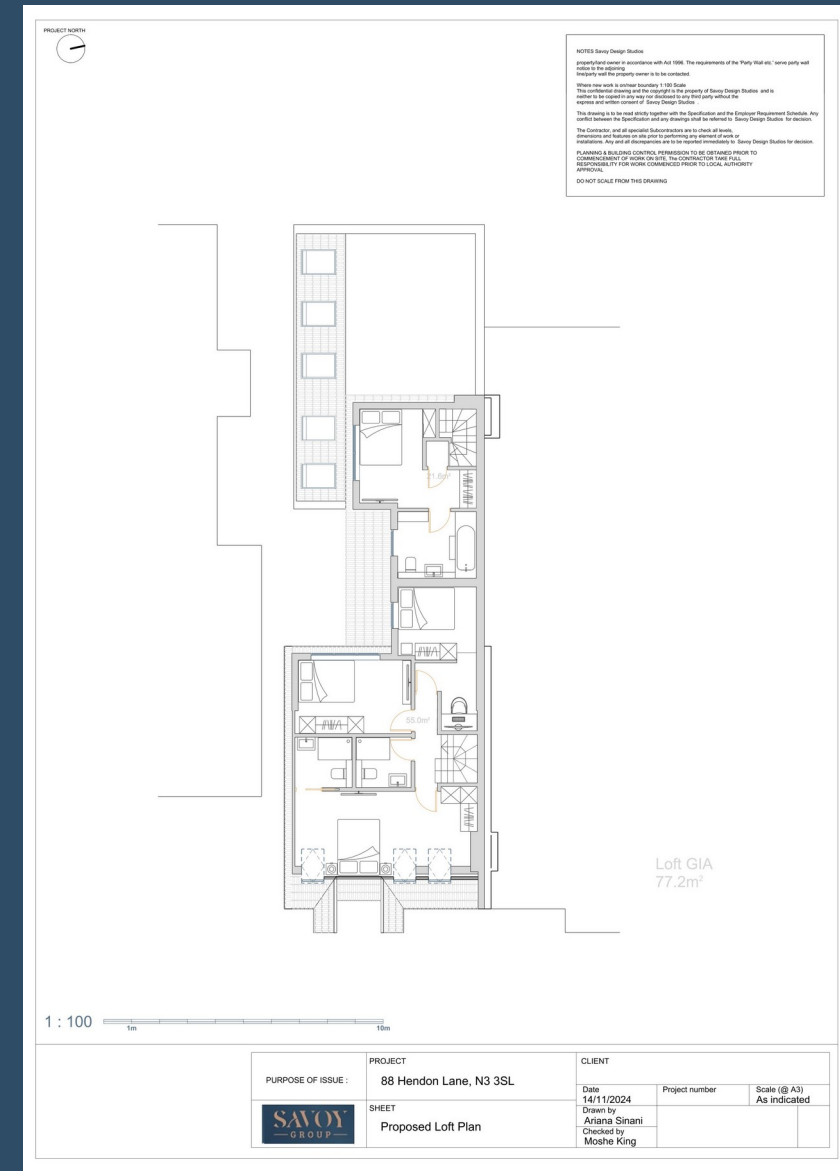
GROUND FLOOR

154.1 sq m / 1,659 sq ft



FIRST FLOOR

97.4 sq m / 1,048 sq ft



LOFT

77.2 sq m / 831 sq ft

TOTAL PROPOSED GIA 328.7 sq m / c. 3,538 sq ft

LOCATION

88 Hendon Lane is located in Finchley, within the London Borough of Barnet. The property sits on an established residential street with access to local shops, schools and transport connections.

CONNECTIVITY

UNDERGROUND

Finchley Central - approximately 1 km
Northern line services to Central London

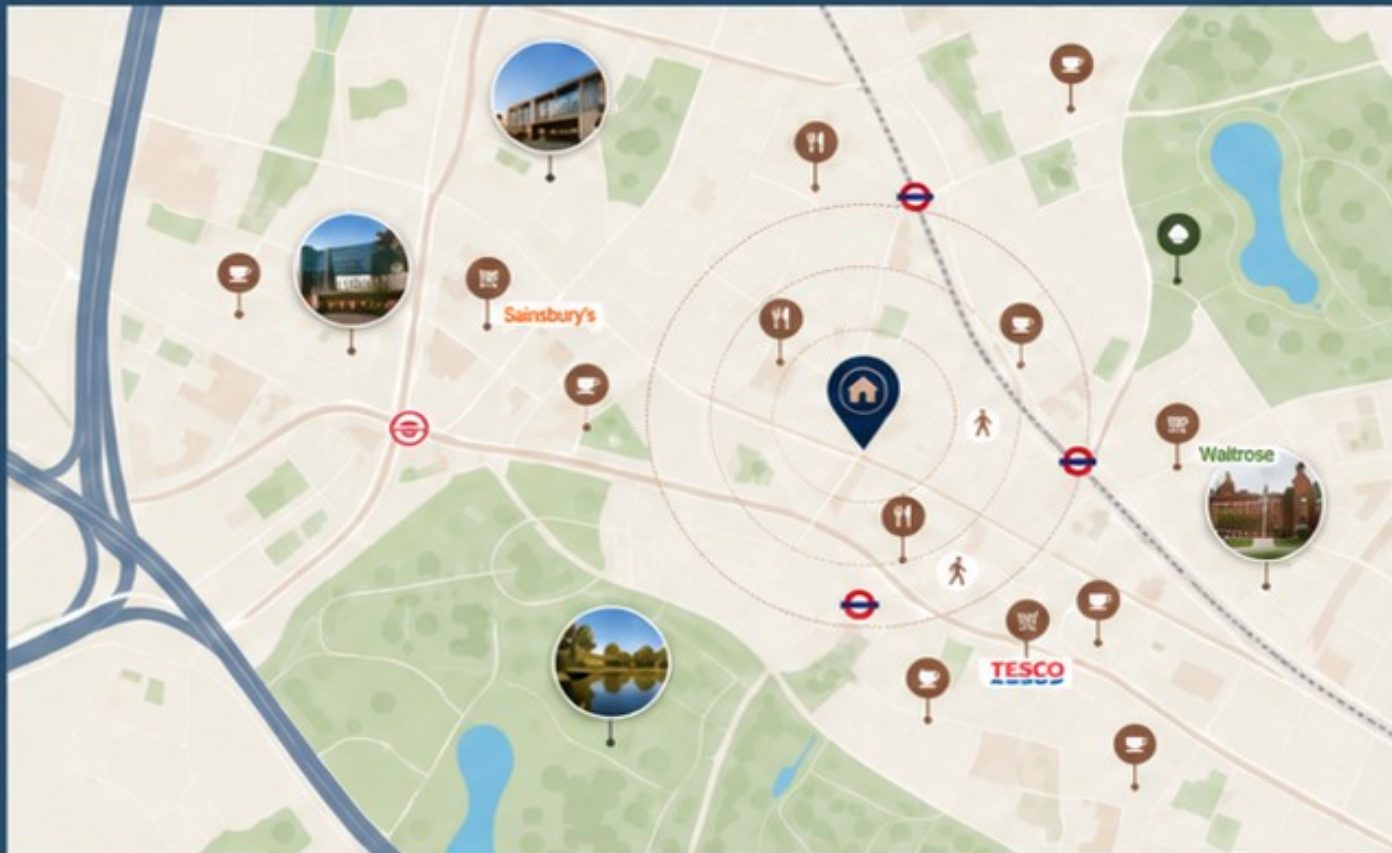
ROAD

Convenient access towards the A1, North Circular and wider North London road network

AMENITIES

Finchley town centre amenities, local retail and everyday services are within the surrounding area.

LOCAL AMENITIES



Illustrative local amenities map

AERIAL CONTEXT



Google Earth aerial context

THE PROPERTY

The property is a substantial semi-detached residence which has undergone extensive refurbishment and conversion works. The current scheme combines retained period character to the front elevation with contemporary internal finishes and new residential accommodation across the extended ground, first and loft levels.

SPECIFICATION

- Contemporary fitted kitchens
- Integrated cooking appliances
- Modern tiled bathrooms and shower rooms
- Recessed lighting
- New floor finishes
- Rooflights to loft accommodation
- Double-glazed windows to refurbished areas
- Electrical layouts prepared for each floor
- Associated cycle and refuse storage within the approved scheme





INVESTMENT RATIONALE



APPROVED SCHEME

Planning permission for 3 self-contained flats.



EXTENDED GIA

Proposed plans show c.328.7 sq m / 3,538 sq ft GIA.



REFURBISHED ASSET

Current photography shows modern kitchens, bathrooms and finishes.



NORTH LONDON LOCATION

Established Finchley residential location.



TRANSPORT

Finchley Central Underground station approximately 1 km away.

TENURE

Public property records describe 88 Hendon Lane as freehold.

EPC

A January 2022 EPC recorded an E rating with potential to C. A current post-works EPC should be confirmed before issue.

VAT

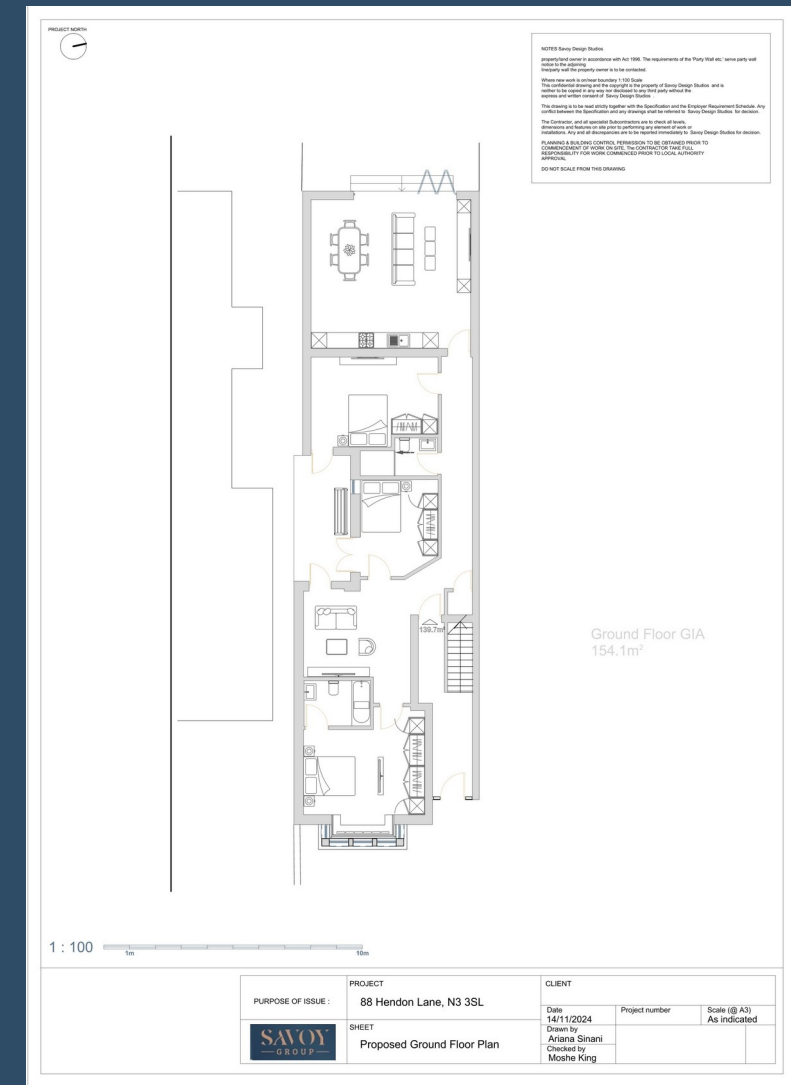
N/A.

POSSESSION

Vacant possession.

PLANNING

23/2011/FUL approved 7 November 2023 for conversion to 3 self-contained flats with associated extension works. Section 73 application 26/1570/S73 is shown by public planning trackers as pending consideration.



PROPOSAL

**Price / transaction terms to be confirmed.
Subject to contract.**

CONTACT



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Viewings by appointment only

Price on Application



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