



LEOPOLD COURT

N2 EAST FINCHLEY
CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY





THE DEVELOPMENT

Leopold Court,
217-223 High Road,
East Finchley,
London N2 8AN.

Prime residential
development site
with full planning
permission for 20
private residential
units and 20 car
parking places in
prime north
London location.

INVESTMENT SUMMARY



A prime consented development opportunity for 20 apartments in highly sought after East Finchley Village.

- Highly prominent location.

- Freehold.

- The consented scheme comprises 17,061 ft² (1,585 m²) Net Internal Area over ground to third floor.

- Ample amenity space including private gardens, balconies and roof terraces.



An ideal mix of units including 1 x studio, 6 x one bed apartments, 6 x two bed apartments, 5 x three bed apartments and 2 x four bed apartments.

- Modern design including floor to ceiling windows, generous floor to ceiling heights, reception lobbies and passenger lift access.

- Excellent connectivity providing access into Central London within 20 minutes.

- Site offered as cleared land with full Vacant Possession.



LEOPOLD
COURT



LOCATION

East Finchley is a leafy suburb located in north west London. The suburb lies within the London Borough of Barnet and is approximately 8 km (5 miles) north west of central London.

The affluent area of East Finchley, Hampstead Garden Suburb and Highgate is characterised by impressive statement mansions and pretty Victoria and Edwardian red brick terrace houses. The collective area has a contemporary up-market village feeling with a strong historical and architectural heritage.

TENURE

The site is held Freehold under title registration number: NGL122175.





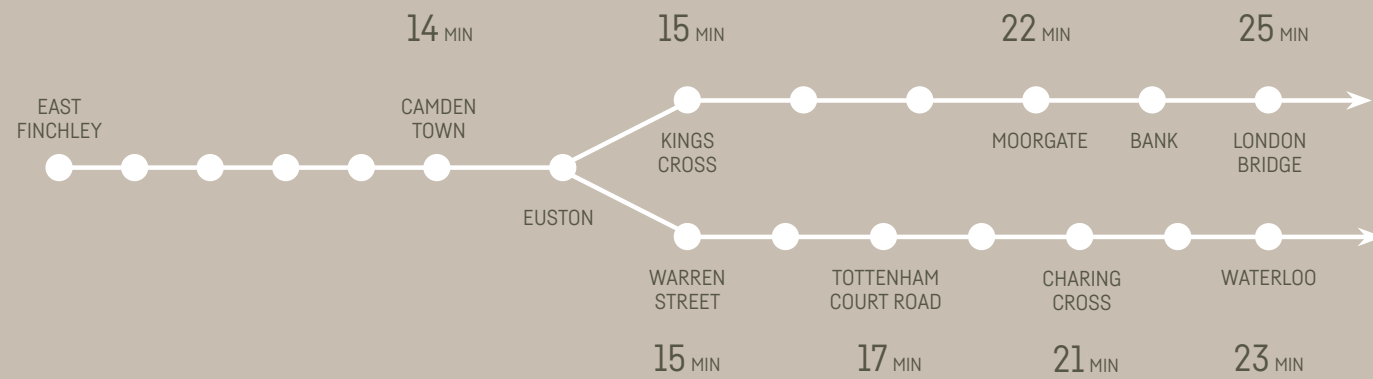
SITE

The site lies on the west side of East Finchley High Road and occupies a highly prominent position.

The site extends to 0.15 hectares (0.36 acres) and benefits from a regular, rectangular shape which is accessible on three sides providing excellent visibility. The site has impressive views over green space provided by playing fields directly to the east.

CONNECTIVITY

The leafy enclave where the Northern line emerges into daylight is a perfect slice of family-friendly capital life.



East Finchley benefits from outstanding connectivity with the Underground Station (Northern Line) situated approximately 1 km (0.6 miles)/12 mins walk to the south of the site. There is a journey time of approximately 14 minutes to Euston mainline station. East Finchley is in Zone 3.



There is easy vehicular access to the A406 North Circular approximately 0.8 km (0.5 miles) to the north which leads onto the national network via the M1 Motorway and to the Brent Cross Shopping Centre nearby.



Several bus routes run through the area to all corners of North London, as well as the West End. There are also two night buses: N13 (to Aldwych) and N20 (to Trafalgar Square). Multiple bus routes serve the area including the 102,143 and H3.



Cycle downhill from East Finchley into Central London in under an hour.





LEOPOLD COURT



AMENITIES

Pleasant and practical, East Finchley gives suburbia a good name.

SHOPPING

For shopping, the High Road is packed full of high street shops, locally owned boutiques, specialist food stores and supermarkets.

Branches of Waitrose, Aldi and Sainsbury's are all located around the junction of these roads. For serious retail therapy, the vast Brent Cross shopping centre is only a 10 minute drive away.

GYM

The area has several gyms and leisure centres, as well as excellent yoga studios like The Iyengar Yoga Studio. David Lloyd's Leisure Centre has two swimming pools, indoor and outdoor sporting facilities, a spa and a dance studio.

GOLF

Finchley's prime north London location grants it great access to several golf clubs, including the Mill Hill Golf Club and Metro Golf Centre. There is also Finchley Golf Club, deemed to be one of the trickiest courses in London, as well as Highgate and Hampstead Gold Clubs all within close vicinity.

ENTERTAINMENT

East Finchley benefits from a range of artisanal coffee houses and bakeries including Campbell & Syme Coffee Roasters and Coffee Bank London. The Margot Bakery on East End Road repeatedly features in Timeout London's best bakeries section.

Along with the stunning Phoenix cinema, East Finchley offers family entertainment at Chaplin Square where there is a Vue Cinema, Wagamama's and an ASK Italian restaurant. Also a short distance east is the Everyman Muswell Hill cinema.





PARKS

While much of Finchley retains a suburban feel, its surrounding areas have some of the most picturesque green spaces in London, many of which are just a short walk or drive away.

Nearby is the sprawling Hampstead Heath, with its rolling woodlands and meadows, it feels distinctly country, despite being approximately 4 miles (6.4 km) from the City of London. Covering 320 hectares (791 acres), most of it is woods, hills and meadows, it's home to about 180 bird species, 23 species of butterflies, bats and a rich array of flora. Notable areas include the top of Parliament Hill, which offers expansive views across the city, and is internationally renowned for its open-air swimming ponds.

To the south lie leafy Highgate Wood and Hampstead's beautiful Kenwood House. Finchley also boasts several of its own smaller parks such as Cherry Tree Wood. Extending to 5.3 hectares (13 acres) and was once part of the Bishop of London's great hunting park and contains ancient woodland.

ARCHITECTURE

The Phoenix cinema opened in 1912 and is the oldest purpose built cinema in England and screens mainly art house cinema. It benefitted from a redesign of the facade in the 1930's to show the sleek designs of the art deco period.

East Finchley residents enjoy a calm and soothing environment made up of quiet leafy streets lined and picturesque period homes. Property in Finchley is remarkably diverse, encompassing a huge range of architectural styles, from the grand houses of Hampstead Garden Suburb. There are pretty Victoria and Edwardian terraced houses along with the grand styles on Bishops Avenue which displays Ancient Greek, Egyptian and Roman styles, as well as traditional English country houses.

Diagonally opposite the site lies the public library, situated in a beautiful Art Deco Grade II listed building which built in 1938. It is a cornerstone of the community and is supported by the East Finchley Library Users Group. East Finchley Underground station was rebuilt in the 1930's and provides a striking example of the Art Deco/Streamline Moderne style inspired by aerodynamic designs appearing on the continent.





SCHOOLS

Given the large area Finchley covers, it's no surprise that the area boasts education options to suit every family.

Noteworthy learning establishments in the area include Martin Primary School [Ofsted Outstanding] directly opposite, Holy Trinity C of E Primary School [Ofsted Outstanding], Eden Primary School [Ofsted Good], The Archer Academy [Ofsted Outstanding], Channing School for Girls [ISI Exceptional], The Henrietta Barnett School [Ofsted Outstanding] and Highgate School [Ofsted Good]. St. Michael's Catholic Grammar School [Ofsted Outstanding] has ranked in the top 20 state secondary schools in recent years.



HISTORY

The land on which most of East Finchley now stands was once part of the Bishop of London's hunting ground, named Finchley Common, first recorded around 1400.

The Bishop of London built a road through his land which weaved through what is now Market Place, The Walks, King Street and Oak Lane up to the north. As a result, pubs such as The White Lion and The Bald Faced Stag both of which survive today, sprang up to provide rest for the people using the road.

The area of East Finchley Village, around Church Lane, was west of the common and Bulls Lane (now Church Lane) and dates back to at least the 17th century. With the coming of the Great Northern Railway in 1868 the area began to emerge, and property was built gradually between the 1870s and the 1930s. However, it was not until 1914 that a more recognisable East Finchley High Road and surrounding area was visible.

Finchley has attracted artistic and intellectual luminaries for centuries, with such diverse talents as Charles Darwin and Spike Milligan writing some of their greatest works from secluded homes in Finchley. East Finchley boasts numerous musical and theatrical associations. Peter Sellers, Mick Jagger, Rod Stewart and Tom Jones all lived in East Finchley and George Michael was born on Church Lane.

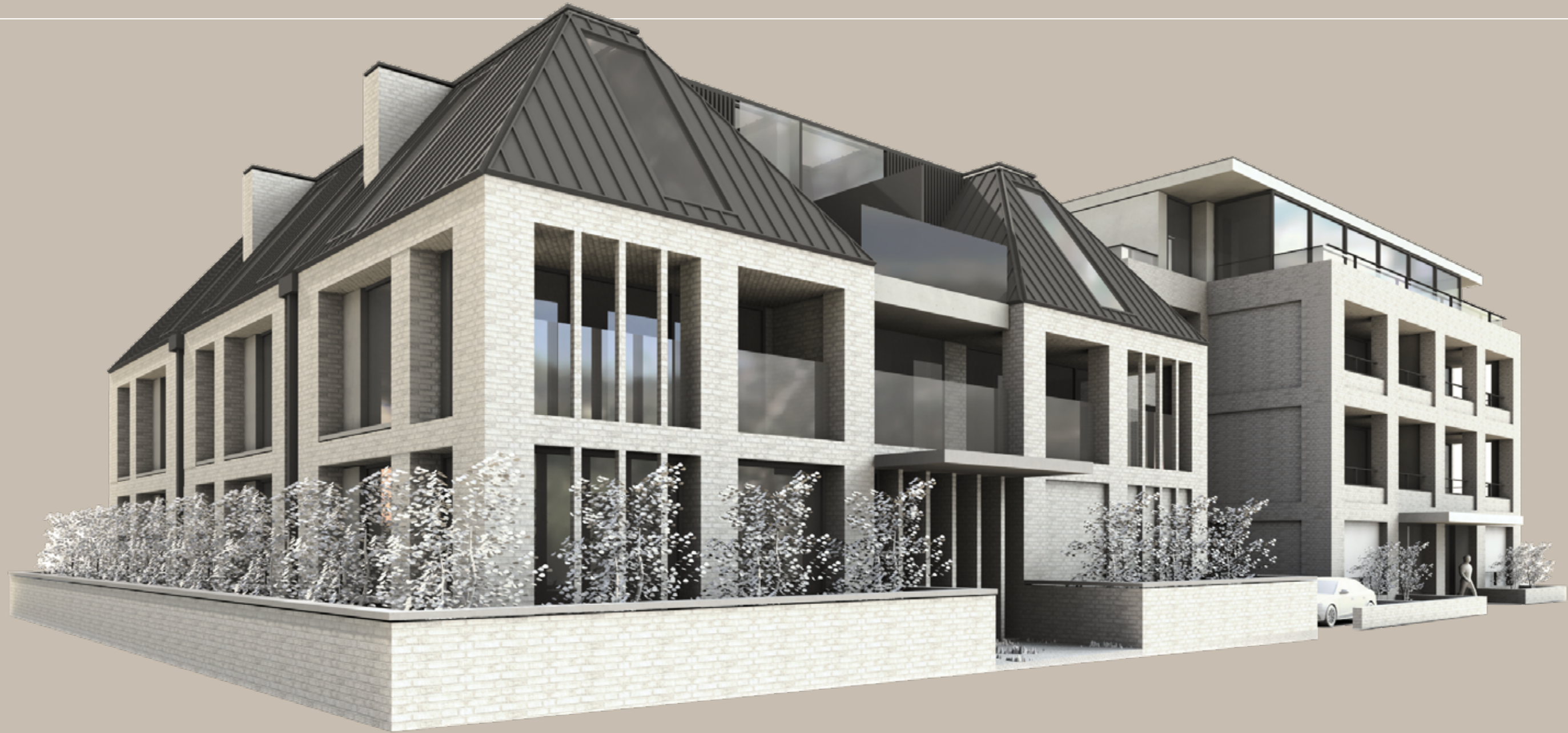
It is as popular as ever with the people working in the arts, but Finchley residents are an increasingly mixed bunch, varying from families who are looking to join a stable community to young singles and professional couples who come both to rent and buy. The area also attracts older couples who have sold their family homes and downscaled to the area's luxury flats.

PLANNING

A prime consented development opportunity for 20 private apartments in highly sought after East Finchley Village. The consented development is detailed in planning permission 19/1346/FUL via Barnet Council and comprises 17,061 ft² (1,585 m²) Net Internal Area over ground to third floors.

An ideal mix of units including 1 x studio, 6 x one bed apartments, 6 x two bed apartments, 5 x three bed apartments and 2 x four bed apartments, 20 private car parking spaces and an assortment of private gardens, balconies and roof terraces.





SCHEME

The development provides a desirable range of unit sizes catering for a variety of private housing requirements.

The development was designed by award winning architects Lifschutz Davidson Sandilands and provides the epitome of modern luxury living. Apartments will benefit from plentiful natural light from floor to ceiling glazing and modern open plan living arrangements. The buildings will also benefit from sleek lobbies and accessibility through wide access doors and passenger lifts.

Apartments will range from a studio of 409 ft² [38 m²] to four bed penthouse apartments of 1,270 ft² [118 m²] allowing a perfect mix of apartment sizes. The scheme allows for ample amenity space including private gardens, balconies and private roof terraces.



UNIT SCHEDULE

Apartment	Building	Floor	NIA		Bedrooms	Amenity Space	Parking
			ft ²	m ²			
1	High Rd	G/1st	1,367	127	3	Private garden extending to 35 m ²	✓
2	High Rd	G/1st	904	84	2	Private garden extending to 35 m ²	✓
3	High Rd	G/1st	1,302	121	3	Private garden extending to 35 m ²	✓
4	High Rd	1st	893	83	2	Private balcony extending to 15 m ²	✓
5	High Rd	1st	893	83	2	Private balcony extending to 15 m ²	✓
6	High Rd	2nd	893	83	2	Private balcony extending to 15 m ²	✓
7	High Rd	2nd	893	83	2	Private balcony extending to 15 m ²	✓
8	High Rd	2nd	538	50	1	Private balcony extending to 12 m ²	✓
9	High Rd	2nd	409	38	Studio	Private balcony extending to 14 m ²	✓
10	High Rd	2nd	538	50	1	Private balcony extending to 12 m ²	✓
11	High Rd	3rd	1,184	110	4	Private balcony extending to 33 m ²	✓
12	High Rd	3rd	581	54	1	Private balcony extending to 31 m ²	✓
13	High Rd	3rd	969	90	3	Private roof terrace extending to 23 m ²	✓
14	Leopold Rd	G	667	62	1	One bedroom apartment	✓
15	Leopold Rd	G	1,023	95	3	Private garden extending to 25 m ²	✓
16	Leopold Rd	1st	926	86	3	Private balcony extending to 20 m ²	✓
17	Leopold Rd	1st	560	52	1	Private balcony extending to 10 m ²	✓
18	Leopold Rd	1st/2nd	1,270	118	4	Private balcony extending to 21 m ²	✓
19	Leopold Rd	2nd	721	67	2	Private balcony extending to 9 m ²	✓
20	Leopold Rd	2nd	527	49	1	Private balcony extending to 6 m ²	✓
TOTAL			17,061	1,585			

GROUND FLOOR

App.	Floor	Ft ²	M ²	Bedrooms
1	G/1st	1,367	127	3
2	G/1st	904	84	2
3	G/1st	1,302	1213	3
14	G	667	62	1
15	G	1,023	95	3

Leopold Road



High Road



Church Lane



FIRST FLOOR

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App.	Floor	Ft ²	M ²	Bedrooms
1	G/1st	1,367	127	3
2	G/1st	904	843	2
3	G/1st	1,302	121	3
4	G	667	62	2
5	1st	893	83	2
16	1st	926	86	3
17	1st	560	52	1
18	1st/2nd	1,270	118	4



Leopold Road

Church Lane

High Road



SECOND FLOOR

SECOND FLOOR

App.	Floor	Ft ²	M ²	Bedrooms
6	2nd	893	83	2
7	2nd	893	83	2
8	2nd	538	50	1
9	2nd	409	38	Studio
10	2nd	538	50	1
18	1st/2nd	1,270	118	4
19	2nd	721	67	2
20	2nd	527	49	1



Leopold Road

Church Lane

High Road



THIRD FLOOR

App.	Floor	Ft ²	M ²	Bedrooms
11	3rd	1,184	110	4
12	3rd	581	54	1
13	3rd	969	90	3

Leopold Road

Church Lane

High Road





leopoldcourt.com

- Offers are invited for the freehold interest.
- The property has been elected for VAT and therefore VAT will be payable on the transaction.
- The purchaser will need to satisfy both the the vendor and the joint agents' AML policies.
- Should you require further information or access to the data room, please contact:

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