

PLANNING FOR 6 X FLATS



**5 SUNNINGFIELDS CRESCENT
HENDON, LONDON NW4 4RD**

Guide Price £1,300,000 Freehold



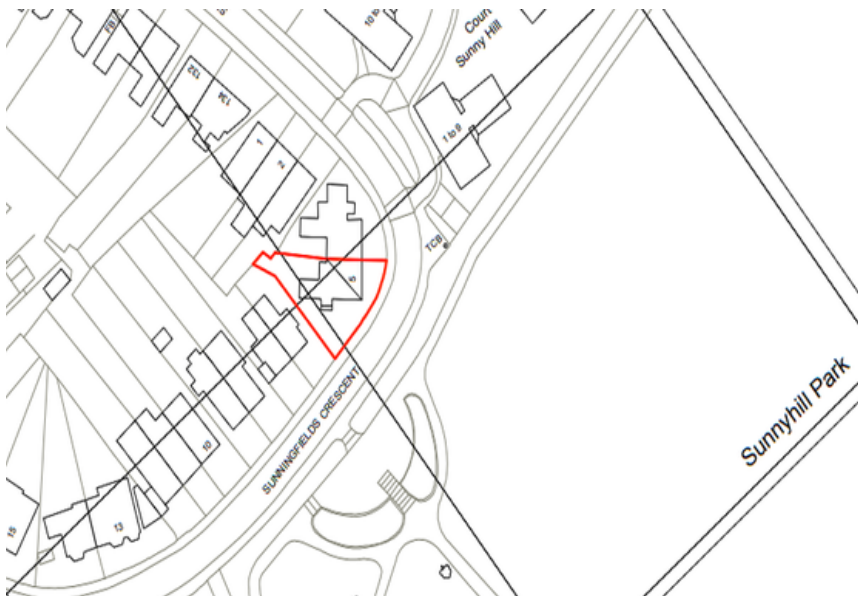
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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THE SMALL PRINT

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Christopher St. James
61 High Street
Colliers Wood
London
SW19 2JF

DESCRIPTION

Existing semi detached property with basement arranged as two self contained flats with car parking to front and side and garden area at the rear

LOCATION

The property is situated on Sunningfields Crescent over looking Sunny Hill Park and is just 0.6 miles to Brent Street with a great selection of shops, bars and restaurants
Middlesex University 0.5 miles
Hendon Central BR Station 1 mile

PLANNING

The London Borough of Barnet granted planning on 7th December 2022 ref: 20/6011/FUL for ...

Single storey side and rear extension to basement including lowering of the floor level. Two storey side extension. Roof extension including rear dormer window. New front entrance. New dwarf boundary wall. Associated amenity space, refuse/recycling storage, cycle store and provision of off-street parking. To facilitate the conversion of the existing 2no self-contained flats into 6no. self-contained flats [amended scheme

TERMS

Guide Price £1,300,000
CIL £52,000 & S106 £2,700

DATA ROOM

Full information is available in our [DATA ROOM](#) - Password: hendon3

VIEWING

By appointment only Contact Sole Agents Christopher St James 020 8545 0591



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