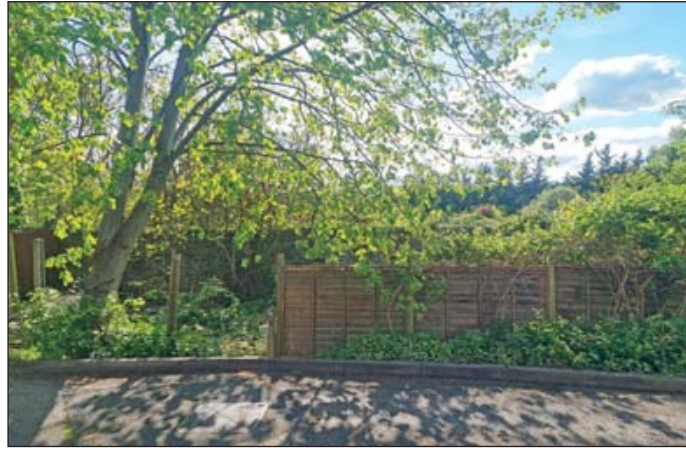




All enquiries Ref: Callum Glenn



- **Freehold development Land**
- **Planning Granted for a detached house arranged over three floors**
- **Full vacant possession**

**Location:**  
 the site is located off Strode Close, to the south of the A406 South Circular in Muswell Hill. Public transport is provided by local bus routes and a choice of New Southgate rail station or Arnos Grove and Bounds Green London underground stations. Muswell Hill provides a range of shopping amenities, cafés, bars and restaurants with recreational pursuits available at Muswell Hill Golf Course, local parks and playing fields.

**Description:**  
 The property comprises an open parcel of land off Strode Close that is sold with the benefit of a current planning permission for the erection of a three floor detached house.

**Planning:**  
 The development shown within these details is for this current planning permission which has been granted by The London Borough of Barnet on 27/10/2022 (planning ref 22/5241/FUL). The development (as shown in these details is to construct a new two storey dwelling with basement level. Associated cycle parking, off street parking, refuse and recycling store and landscaping.

**Accommodation once developed:**  
 First floor: Two bedrooms, bathroom/WC  
 Ground floor: Open planning kitchen/living room, WC  
 Basement: open planned reception room throughout, utility room, shower room/ WC  
 Outside: Off street parking, gardens

**To View:**  
 This is an open parcel of land and prospective purchasers may view at their leisure with no prior appointment required.

