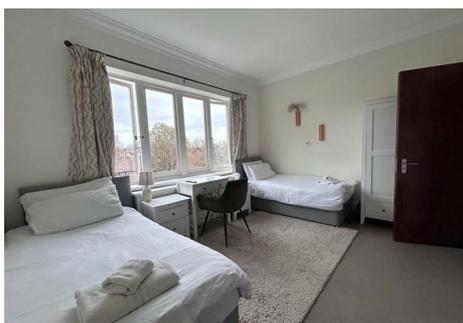


est 1979

Jeremy  
Leaf & Co.



Torrington Park, North Finchley, London, N12

Guide Price £2,500,000

- Detached period property
- Arranged as 9 ensuite bedrooms
- Currently operating as a Care Home (Class C2 usage)
- Planning consent for residential use and rear extension

863 High Road, London, N12 8PT  
020 8446 4295

land@jeremyleaf.co.uk  
<https://www.jeremyleaf.co.uk/>

# Torrington Park, North Finchley, London, N12 9PN

This substantial double-fronted linked detached period property is currently used as a Care Home (Class C2) where planning consent was also obtained from the local London Borough of Barnet for:-  
a) change of use from Residential Home (Class C2) to residential use (Class C3) as one dwelling on 7 June 2023 (ref 23/0496/FUL).  
b) an outbuilding to the rear following demolition of an existing outbuilding and shed on 13 May 2025 (ref 25/1157/FUL).

The property also enjoys considerable development and extension potential, subject to receipt of necessary consents.

Currently arranged as 9 bedrooms, all with en-suites, an office, kitchen and communal areas, this property includes a well maintained south-facing garden mainly laid to lawn to the rear and off street parking to the front.

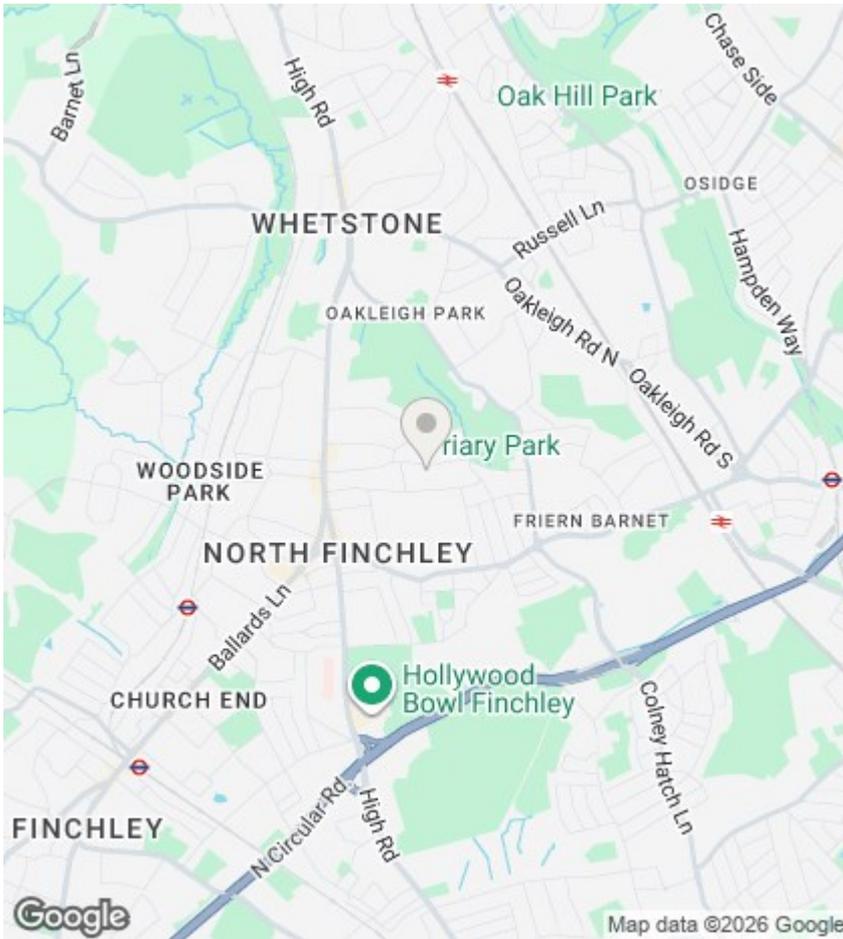
The property is located in the popular tree-lined residential turning of Torrington Park within close proximity of Friary Park, Woodside Park Northern Line Tube Station, North Middlesex Golf Course as well as the multiple shopping and transport facilities of North Finchley High Road, including Sainsbury's, Tesco and Waitrose. Highly-regarded schools including The Wren Academy, Compton, Finchley Catholic and St. Johns Primary as well as sports/leisure facilities and places of worship are also close at hand.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approximate Gross Internal Area (excluding reduced headroom)  
 Ground floor = 2026 sq. ft. (188.2 sq. m.)  
 First floor = 1113 sq. ft. (103.4 sq. m.)  
 Second floor = 487 sq. ft. (45.2 sq. m.)  
 Reduced headroom = 218 sq. ft. (20.3 sq. m.)  
 Total = 3844 sq. ft. (357.1 sq. m.)

