


# FOR SALE

£1,350,000

Pembroke Road, London, London, N10 2HX

# Description

## Freehold Residential Development Opportunity

### Consent for Three New Family Houses

**Pembroke Road, Muswell Hill, London N10 2HX**

### Summary

A **rare freehold development opportunity** in an established and affluent North London suburb, offering **implemented planning permission** for the demolition of existing buildings and the construction of **three new two-storey, three-bedroom houses**, each with **private parking and gardens**.

Development opportunities for **new-build family houses (rather than flats)** in this location are exceptionally scarce, making this a highly attractive proposition for developers and investors.

This Site will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

✓

## The Site

- ✓ Approximate site area of **0.32 acres** (0.13 hectares / **c.1,282 m²**)
- ✓ Regularly shaped rear plot with access from **both Pembroke Road and Hampden Road**
- ✓ Currently comprising gardens, a greenhouse and a brick-built workshop/storage building
- ✓ All existing structures to be **demolished under the consented scheme**

Being sold via Secure Sale online bidding. Terms & Conditions apply.

## Proposed Accommodation

| Unit | Approx. GIA | Description |
|---|---|---|
| **House 1** | ~100 m² (1,076 sq ft) | End-of-terrace. Ground floor: kitchen/breakfast room, living room, hall, utility & WC. First floor: 3 bedrooms (one ensuite) and family bathroom |
| **House 2** | ~100 m² (1,076 sq ft) | Mid-terrace. Identical layout to House 1 |
| **House 3** | ~100 m² (1,076 sq ft) | End-of-terrace. Identical layout to Houses 1 & 2 |

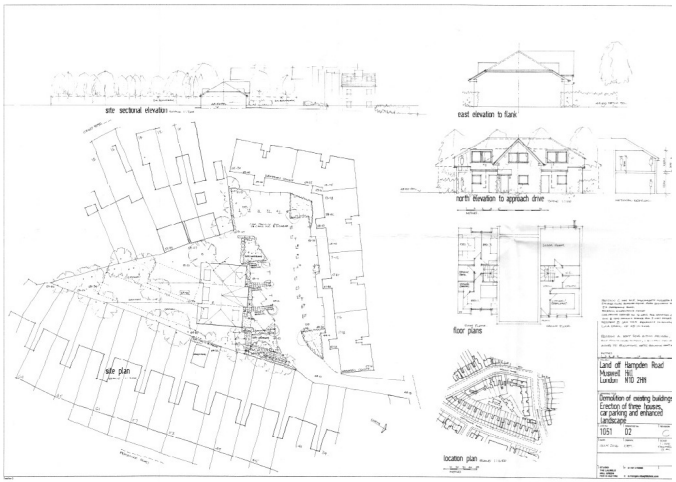
Each house benefits from **private garden space and on-site parking**.

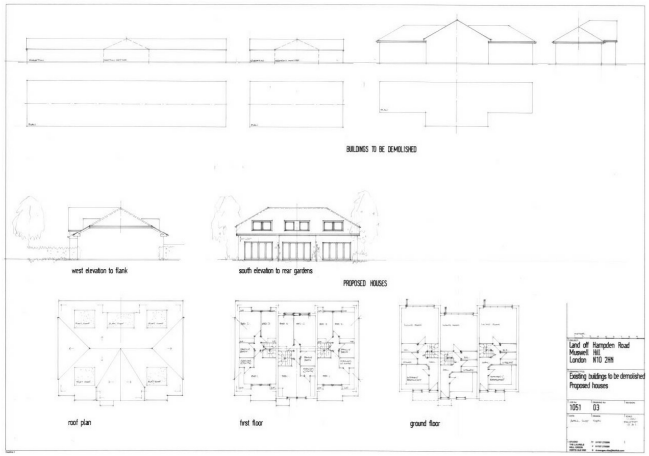
# Gallery





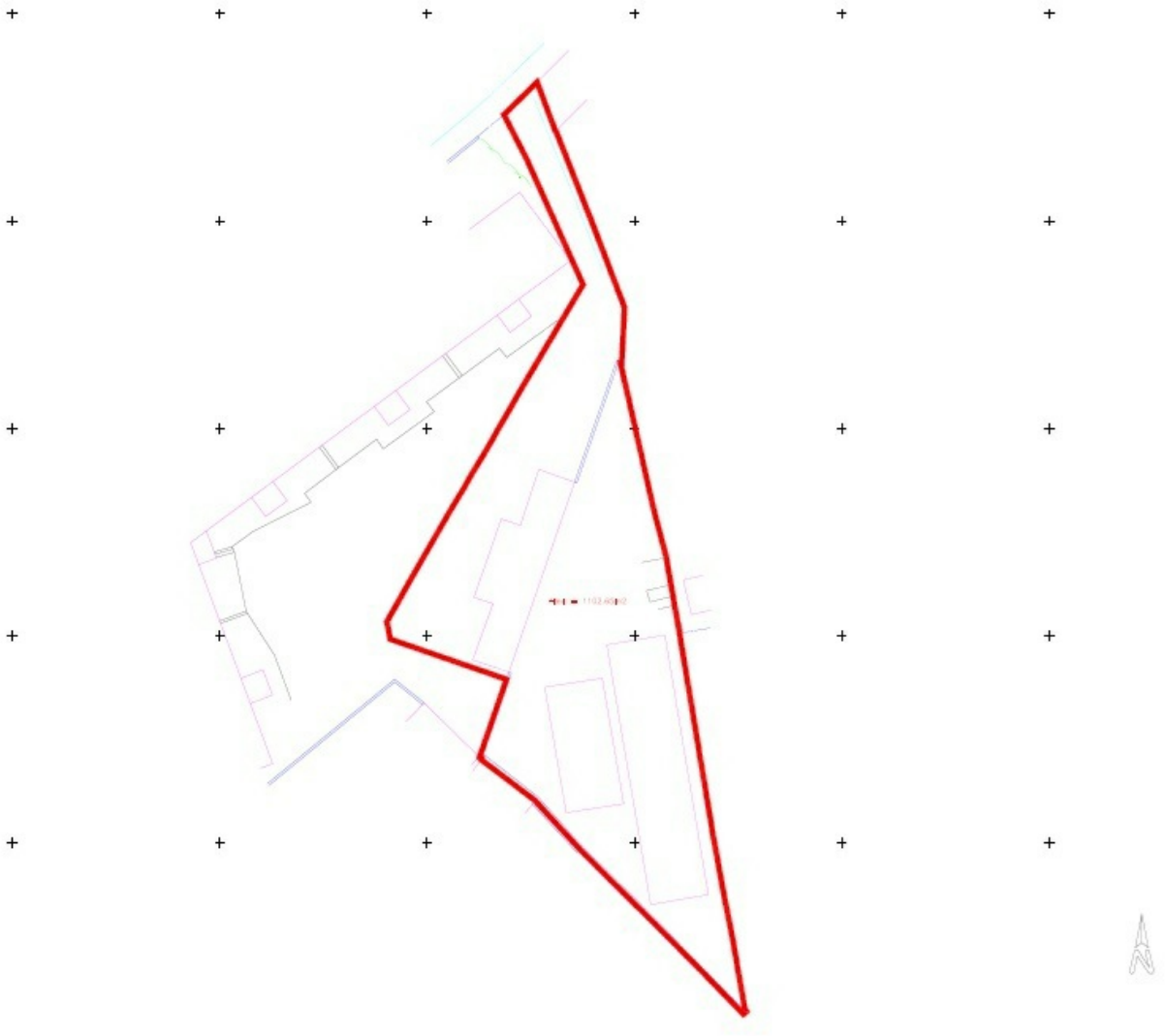



site sectional elevation
east elevation to flank
north elevation to approach drive
floor plans
site plan
location plan
Land off Hampden Road
Muswell Hill
London N10 2HH
Demolition of existing buildings
Erection of three houses,
car parking and enhanced
Landscape
1051 02


BUILDINGS TO BE DEMOLISHED
west elevation to flank
south elevation to rear gardens
PROPOSED HOUSES
roof plan
first floor
ground floor
Land off Hampden Road
Muswell Hill
London N10 2HH
Existing buildings to be demolished
Proposed houses
1051 03



# Floorplan



# Contact Us


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**Branch opening times:**

| | |
|---|---|
| Mon - Fri | 09:30 - 18:00 |
| Saturday | By appointment |
| Sunday | Closed |

PRS Property Redress Scheme

safeagent