



Monarch Point, 45-47 Friern Barnet Road, London, N11 3EG

£12,500,000

- Practical completion due by the end of April 2025
- 31 private apartments
- Newly constructed five-storey building
- Freehold sale with vacant possession

45-47 Friern Barnet Road, London N11 3EG

A newly constructed five-storey building comprising 31 private apartments.
The development which is due for practical completion by the end of April 2025 comprises 31 private self-contained residential units.
Planning permission was originally granted in May 2023 (Ref: PP: 1/6002/FUL) for the "demolition of the existing building and redevelopment of the site to provide a new five-storey building comprising 32 self-contained residential units with car and cycle parking", however, a non-material amendment (Ref: NMA: 23/3558/S73) was granted which reduced the scheme to 31 self-contained units.
The 31 residential apartments are arranged as 18 x 1 bedroom, 8 x 2 bedrooms, 5 x 3 bedrooms and offer a total net saleable area of 1,941 sq. m. (20,893 sq. ft.).
There is also an outstanding planning application (Ref: PP: 23/5223/FUL) for an additional floor which comprises a further 5 residential units (5 x 1 Bedroom) by increasing the gross internal area (GIA) by 342 sq. m. (3,681 sq. ft.).
Monarch Point is excellently located with New Southgate Railway Station only 300 metres (0.2 miles) away providing direct access to Central London including London St Pancras (14 minutes), Farringdon (18 minutes), and London Blackfriars (23 minutes) via the Thameslink (Source: CityMapper).
Arnos Grove (Piccadilly Line) Underground Station is also situated 800 metres (0.5 miles) away and provides access to Covent Garden (25 minutes), Leicester Square (26 minutes) and Knightsbridge (33 minutes).
The building also benefits from its close proximity to the North Circular (A406) which facilitates access to the M1 and M25 motorways.
Friern Barnet Village just a short walk away which hosts several local grocery shops, cafes, and convenience stores. Friary Park and Bethune Park are both located within a mile of the building.



Council Tax Band:

Full Description

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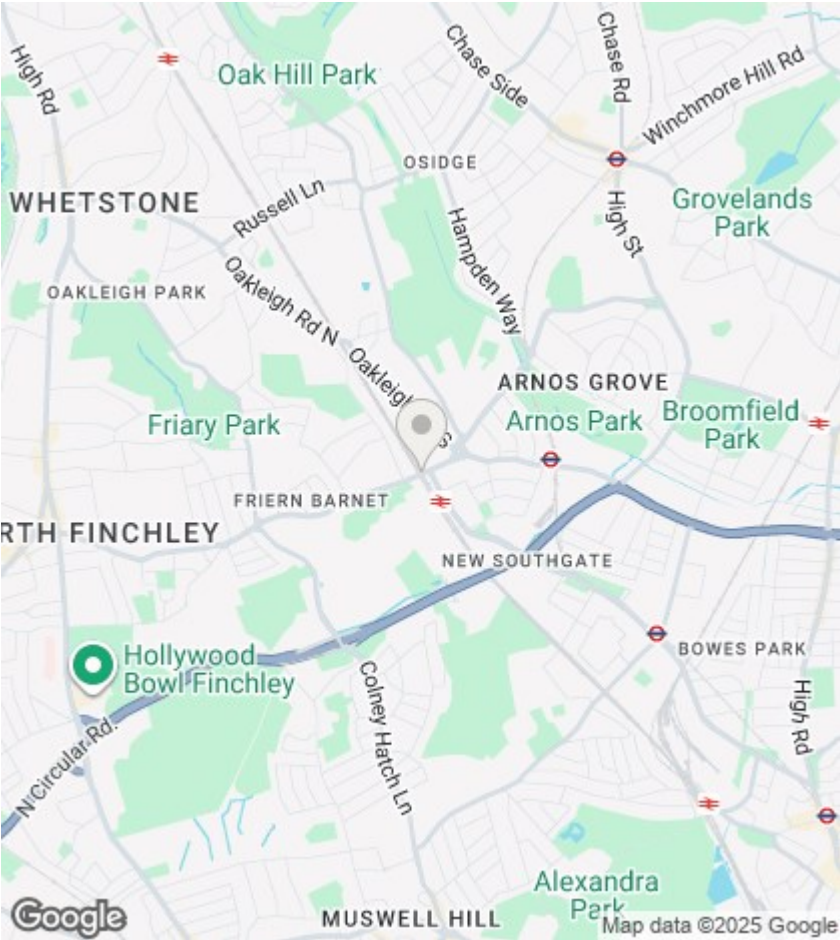
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Directions

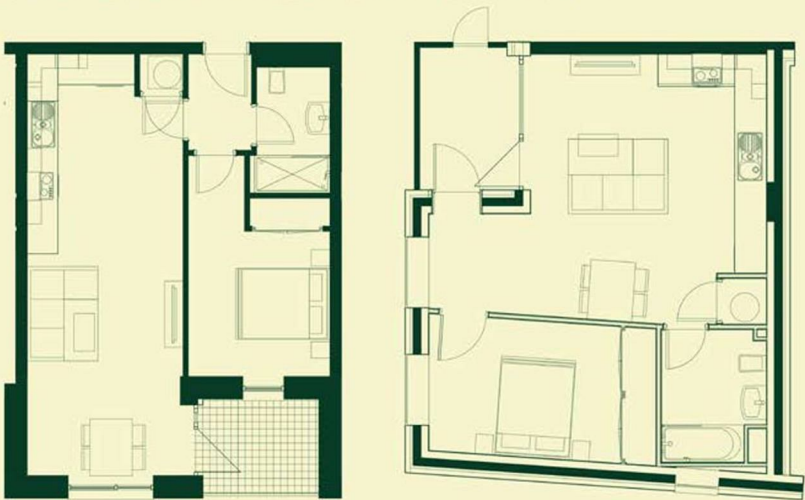
Viewings

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

One bedroom accommodation



Apartment number	Apartment type	Location	Size (sqm)
1	B	GF	49.1
4	A	1st	50.6
5	A	1st	50.7
6	A	1st	50.7
8	A	1st	53.3
11	A	1st	44.6
12	A	2nd	50.6
13	A	2nd	50.7
14	A	2nd	50.3
16	A	2nd	53.3
19	A	2nd	44.6
20	A	3rd	50.6
21	A	3rd	50.7
22	A	3rd	50.3
24	A	3rd	53.3
27	A	3rd	44.6
28	A	4th	43.9
29	A	4th	43.5

