Checkmate.



FOR SALE

£3,000,000

53 Pembroke Road, London, London, N10 2HX

Description

Freehold Development Opportunity – Pembroke Road, Muswell Hill, London N10 2HX

Site & Opportunity

A rare freehold site of approximately **0.32 acres (0.13 hectares / ~1,282 m²)** in an affluent North London suburb. The offering comprises:

- ✓ Existing mid-terrace house (9 bedrooms) with Gross Internal Area (GIA) of approx. 197.88 m² (2,130 ft²).
- ✓ Planning permission (implemented) for the demolition of the building and the erection of three new two-storey three-bedroom houses (GIA approx. 300 m² / 3,229 ft²) on the rear portion of the site.
- ✓ The site also includes gardens, a greenhouse and a separate brick-built workshop/storage building, with access from both Pembroke Road and Hampden Road.

Planning & Development Status

- ✓ Permissions under references **15/02182/FUL** & **17/5028/S73** have been granted and implemented for the three-house scheme.
- ✓ A Community Infrastructure Levy (CIL) payment of **£6,198.58** has been made in relation to the scheme.
- ✓ The existing house offers further potential: It could be refurbished or converted into an HMO or self-contained flats (subject to obtaining the necessary consents).
- ✓

Location

- ✓ The property sits on the west side of Pembroke Road, between Hampden Road and Roman Road, in the northern part of Muswell Hill / near Friern Barnet — approx. 6.5 miles north of Central London.
- ✓ Excellent transport links:
  - ✓ New Southgate station approx. 0.7 miles away.
  - ✓ Bounds Green station (Piccadilly Line) approx. 1 mile away — ~25 minutes to Central London.
- ✓ The area enjoys a wide range of amenities (chain & independent shops, restaurants, leisure) which supports strong residential demand.

Tenure & Services

- ✓ Tenure: Freehold, to be sold with full vacant possession on completion.
- ✓ Services: It is understood that mains water, electricity, gas and drainage are provided; however, purchasers should verify adequacy for any proposed development.
- ✓ Legal Costs: Both parties to bear their own costs (if applicable).

Local Authority

- ✓ London Borough of Barnet — note that this area of Muswell Hill borders on Haringey; check exact borough demarcation.
- ✓ Local planning policy is set by the Barnet Local Plan 2021-2036

EPC: D

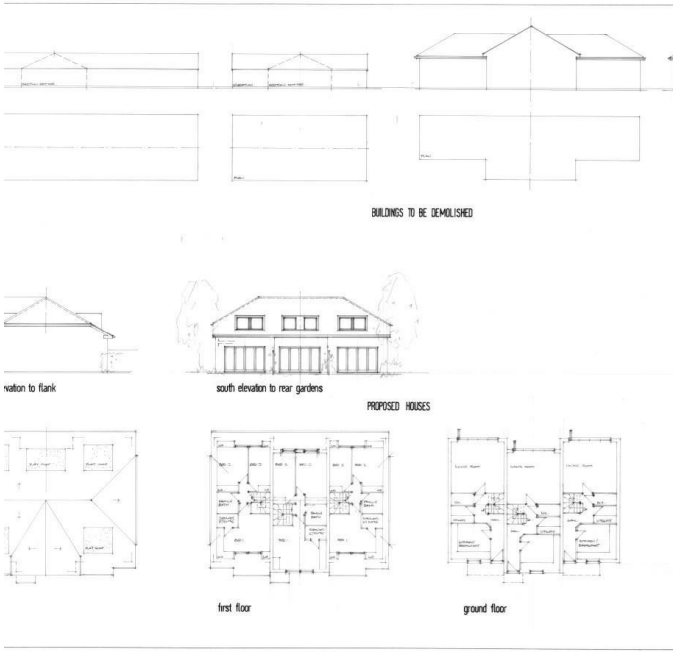
Size: 2130 sq.ft

Gallery



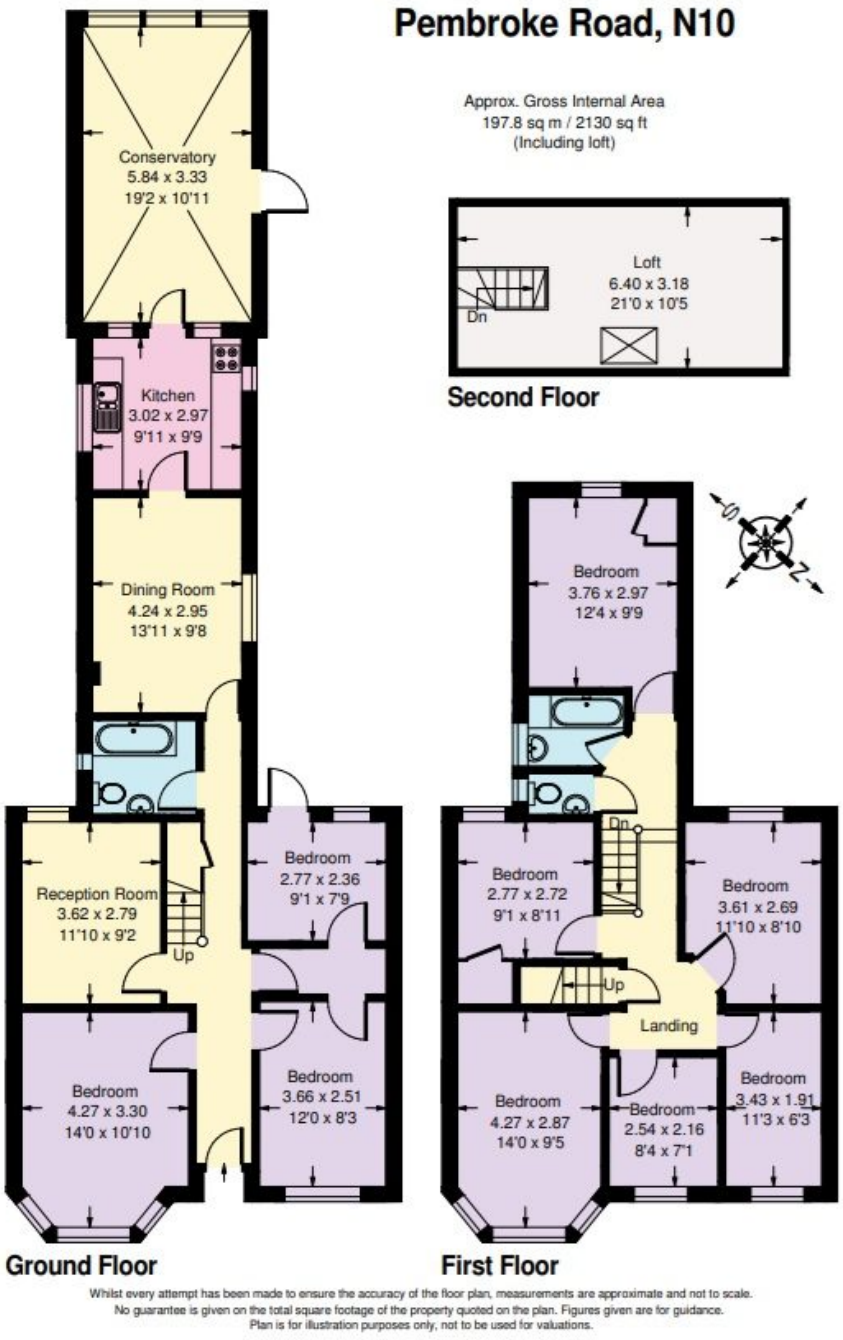



12
11
STANLEY ROAD
CROWN ROAD


BUILDINGS TO BE DEMOLISHED
south elevation to rear gardens
PROPOSED HOUSES
first floor
ground floor


site sectional elevation
east elevation to flank
north elevation to approach drive
floor plans
site plan
location plan

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Contact Us

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PRS Property Redress Scheme

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