

Hamptons

INTERNATIONAL



Netherlands Road, New Barnet, EN5

3  2  2 

GUIDE PRICE

£750,000

(£750,000)

Property details



Key features

- **Detached House in Elevated Position**
- **On the Cusp of New Barnet & Whetstone**
- **Exceptional Opportunity for Full Rebuild**
- **Rear Garden with Patio and Lawn**
- **Garage and Off-Street Parking access**

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Description

A rare opportunity to acquire a detached home with approved plans for a substantial extension and full renovation, offering the potential to create an exceptional family residence. Occupying an elevated position on the cusp of New Barnet and Whetstone, this detached property presents an exciting opportunity for buyers seeking a project with immense potential. Full planning permission has already been granted for a significant transformation, including a two-storey rear and side extension along with a loft conversion, with plans and CGI images available to view. The existing accommodation currently comprises an entrance hallway with guest cloakroom, a living room, study and kitchen. On the first floor there are three bedrooms and a shower room. While the house requires complete renovation in its current condition, the approved plans offer the opportunity to dramatically re-imagine the property into a spectacular, contemporary family home of significant scale. Outside Externally, the property features a rear garden with a patio and lawn area. To the rear there is convenient off-street parking accessed via a shared service road, leading to a garage situated within the grounds. Situation Ideally located within a stone's throw of Oakleigh Park railway station, providing fast connections to Kings Cross and Moorgate, and just a short walk from the High Road in Whetstone with its excellent selection of shops, cafés, bars and restaurants including Boots, Waitrose and Marks & Spencer. Totteridge & Whetstone tube station is also nearby, and the green open spaces of Brook Farm Open Space are within easy reach, ideal for countryside walks and outdoor recreation. Property Ref Number: HAM-63845 Additional Information Auctioneers Comments; This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day reservation period. Interested parties personal data will be shared with the Auctioneer (Iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £360 incl VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price, including VAT, subject to a minimum fee of £6,600 inc VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The fee is considered within calculations for stamp duty. Services may be recommended by the Agent / Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.







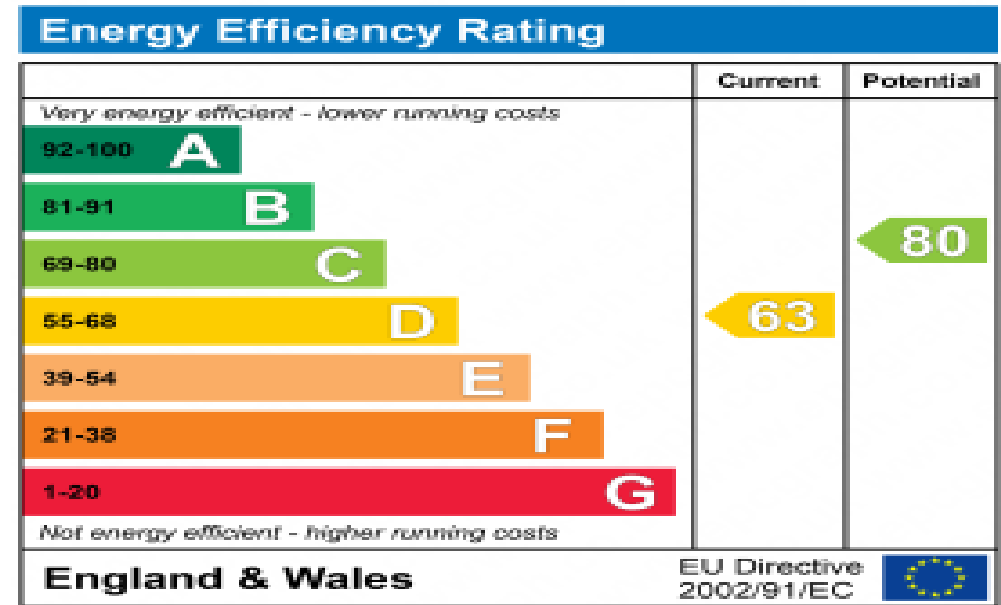








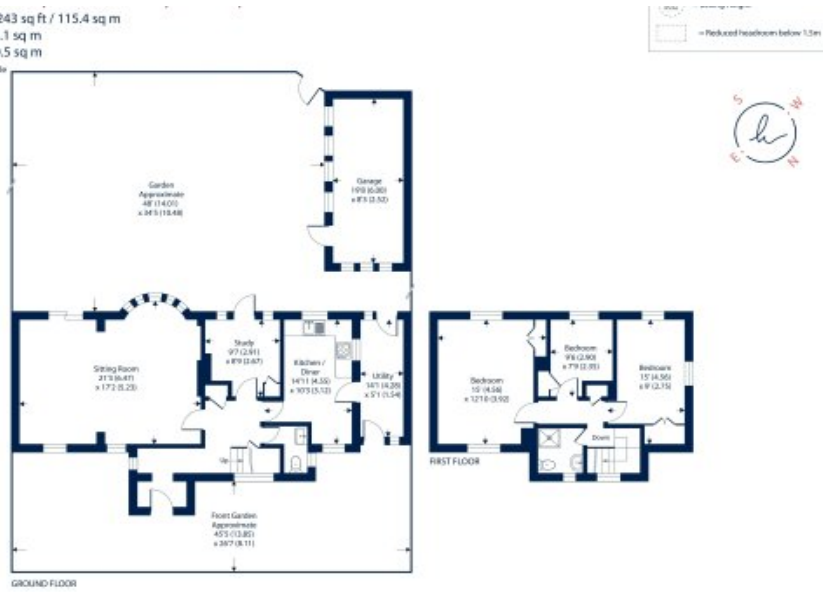




Floor plan

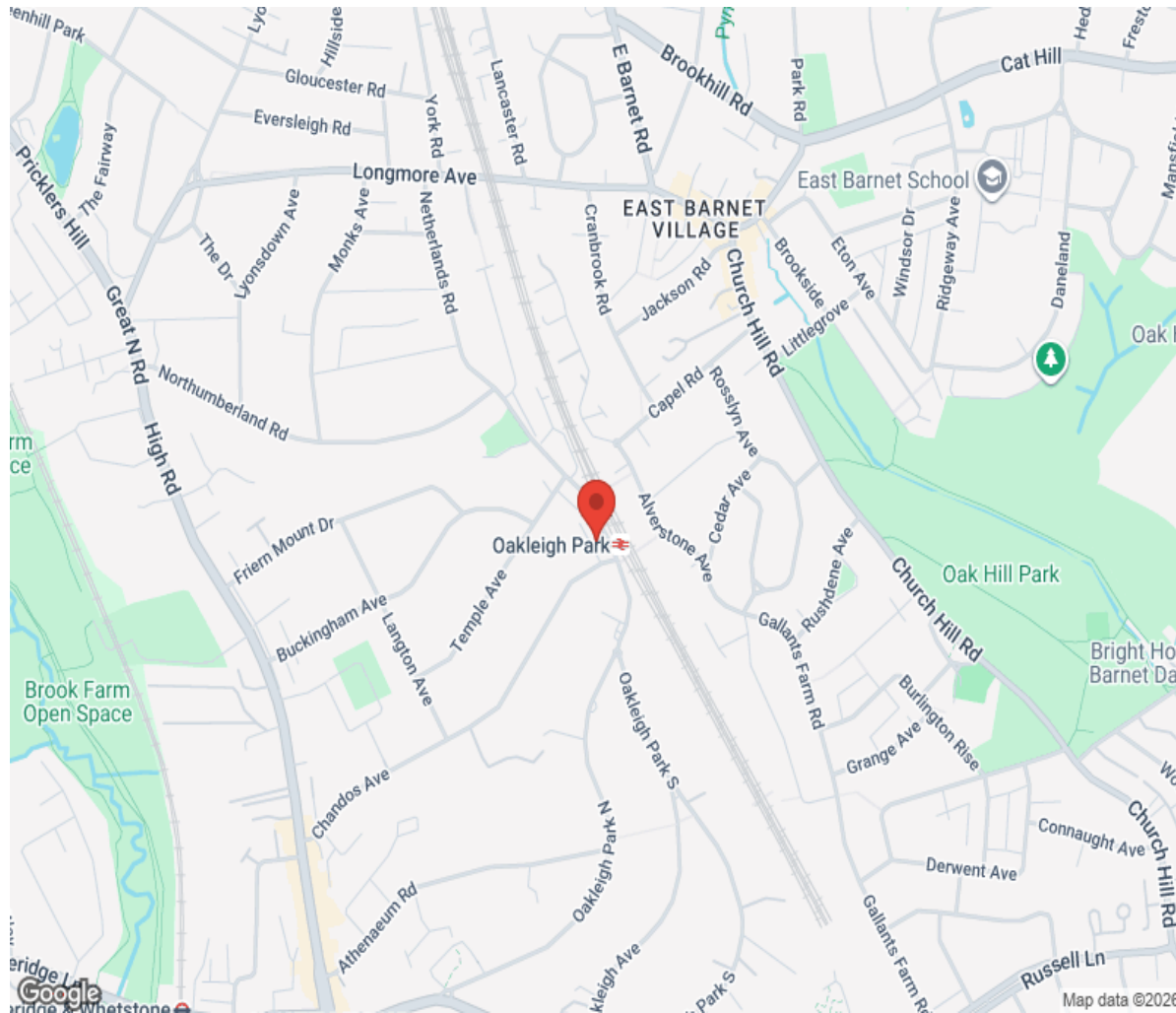
Approximate Area = 1243 sq ft / 115.4 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 1406 sq ft / 130.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



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