



53 Pembroke Road

Muswell Hill, London, N10 2HX

Freehold Development Opportunity.

0.32 Acres

(0.13 Hectares)

- Freehold development site.
- Planning Permission:
Implemented for 3 x three-bedroom houses (GIA: 300 sq.m / 3,229 sq.ft).
- Existing House: Gross Internal Area (GIA) of 197.88 sq.m (2,130 sq.ft), with potential for refurbishment or conversion to an HMO or flats (subject to planning permission).
- Affluent North London area.

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Summary

Available Size	0.32 Acres
Price	£2,200,000 Guide Price
Business Rates	Upon Enquiry
EPC Rating	D (64)

Description

The property includes a large 9-bedroom house, gardens, a greenhouse, and a separate brick-built workshop/storage building, all on a 0.32-acre site. It has access from both Pembroke Road and Hampden Road.

Planning permission has been granted and implemented for the "demolition of the existing building and the erection of three two-story houses with associated car parking and landscaping" on the portion known as "land to the rear of Hampden Court." Relevant documents, including the Certificate of Lawful Use and CIL payment receipt of £6,198.58, confirm the planning under references 15/02182/FUL and 17/5028/S73 and are available for download on our website.

The main house at 53 Pembroke Road is a mid-terrace home with a rear garden adjoining the rear Hampden Court land. This substantial property spans ground, first, and second floors. A driveway with a dropped curb provides direct access to Pembroke Road. The house would benefit from a complete refurbishment and also offers potential for conversion into an HMO or self contained flats, subject to necessary consents.

Location

The property is located on the west side of Pembroke Road, between Hampden Road and Roman Road, in the northern part of Muswell Hill, near Friern Barnet. This affluent North London suburb is about 6.5 miles north of Central London.

Muswell Hill and Friern Barnet offer a wide range of shopping and leisure options, including Marks & Spencer, WH Smiths, Sainsbury's, Boots, Oliver Bonas, B&Q, PC World, Costa Coffee, HSBC, Pure Gym, Pizza Express, along with many independent shops, restaurants, bars, and pubs.

Transport links are excellent, with Southgate Rail Station to the north and Bounds Green Underground Station on the Piccadilly Line to the east, offering easy access to Central London in approximately 25 minutes.

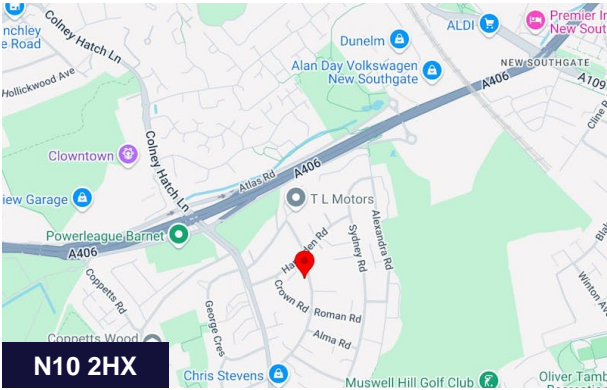
Terms

LEGAL TENURE: The Freehold Title will be sold with full vacant possession on completion of the legal formalities.

SERVICES: It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

VAT: To be confirmed.

VIEWINGS: The property may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.



Viewing & Further Information



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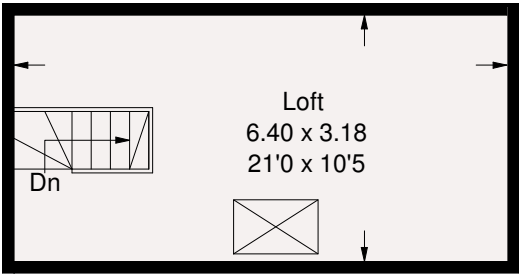
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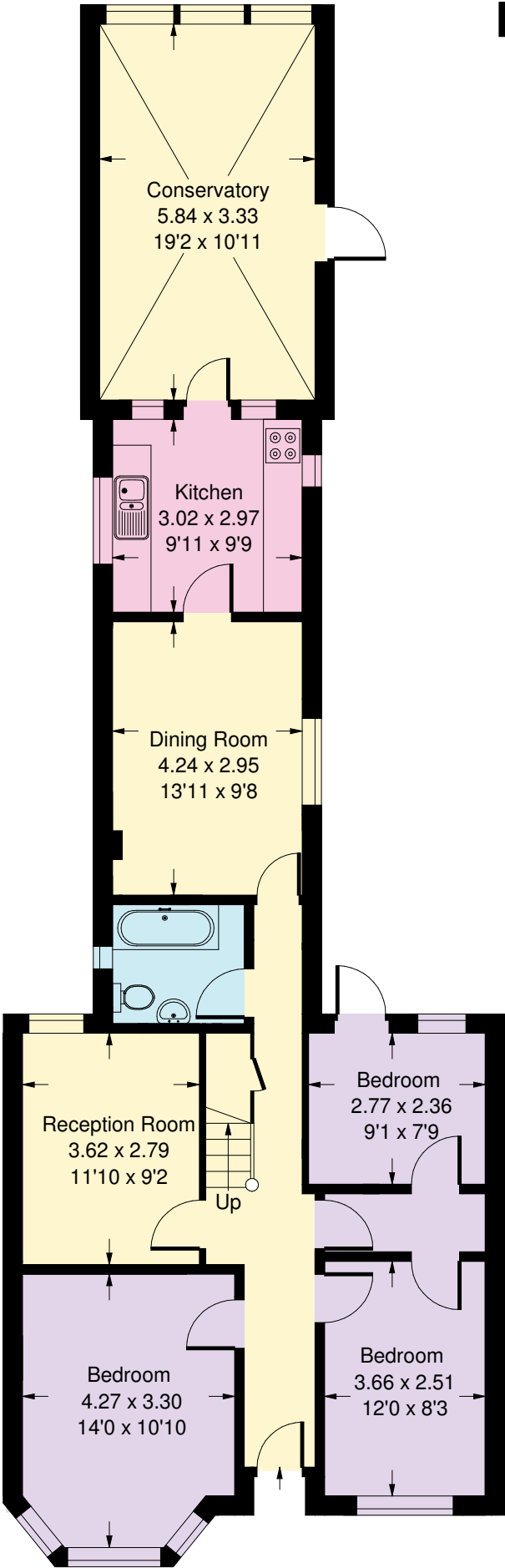
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Pembroke Road, N10

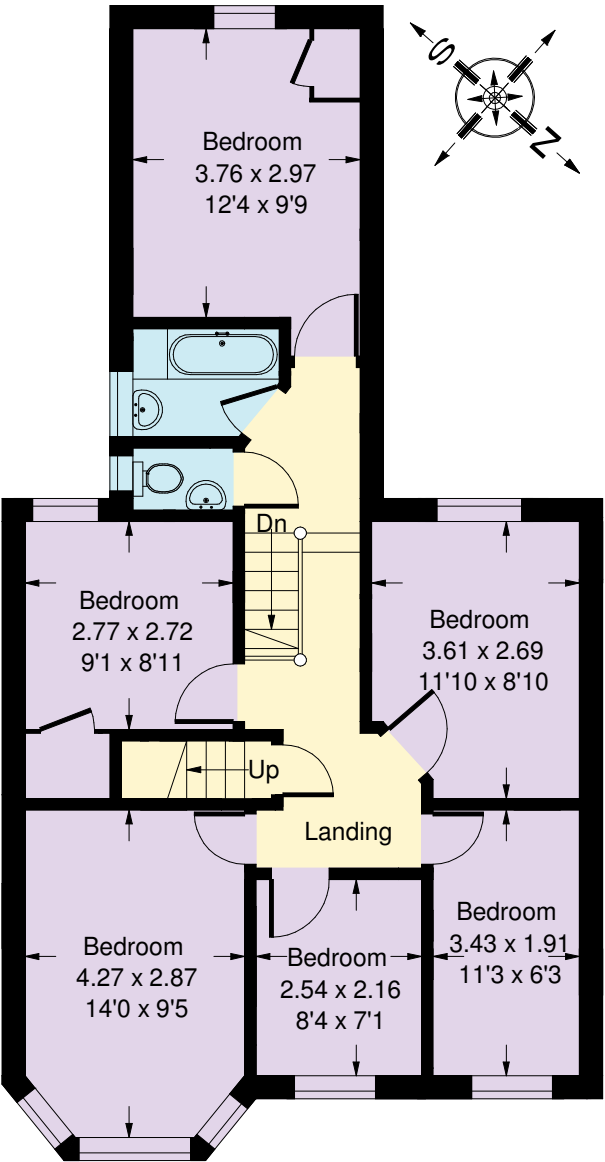
Approx. Gross Internal Area
197.8 sq m / 2130 sq ft
(Including loft)



Second Floor



Ground Floor



First Floor

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.