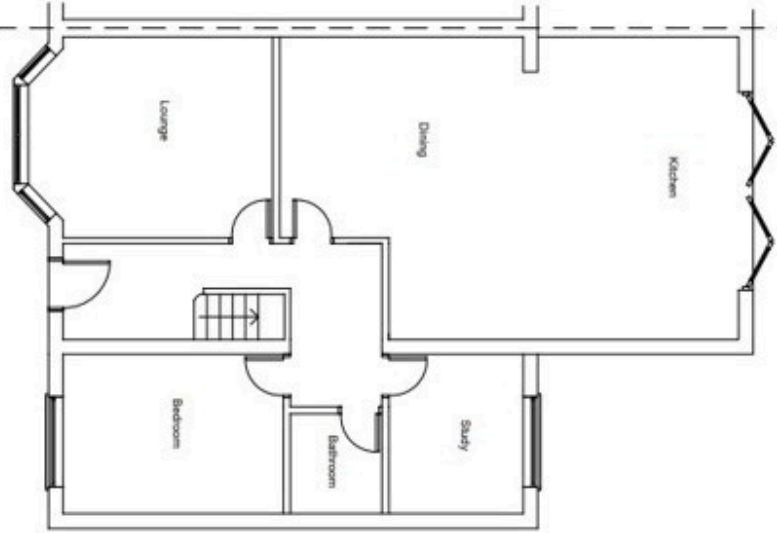
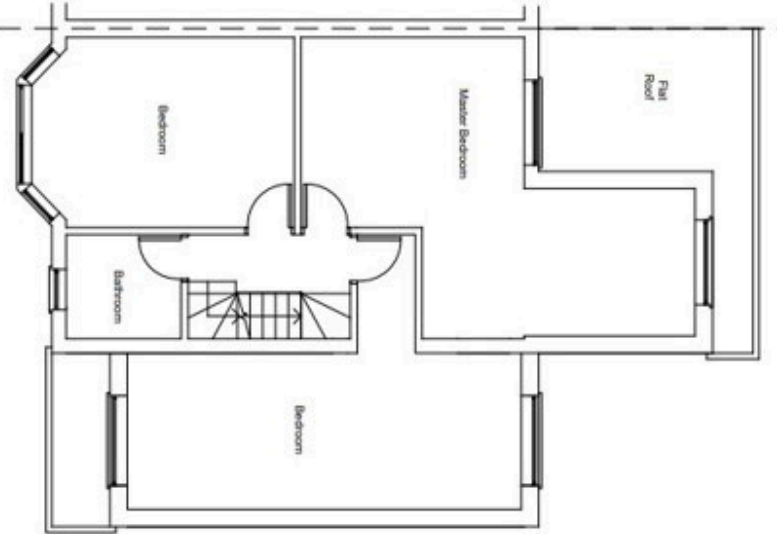




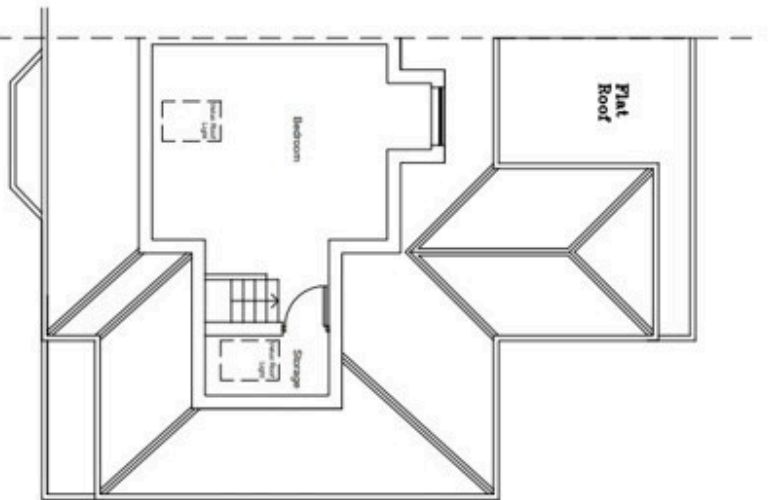
EXISTING GROUND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100



EXISTING LOFT FLOOR PLAN 1:100



Pennine Drive, Golders Green Estate, NW2

Guide Price : £850,000

This property presents a compelling development opportunity, situated on a substantial corner plot. Originally a three-bedroom semi-detached house, it has undergone significant extensions, including a wrap-around extension on the ground floor, a first-floor extension, and the addition of a loft bedroom. The current state of the property is partially completed, offering the potential to be transformed into a spacious family home. The Vendor has an active planning permission to convert into two large flats and details can be seen on the Barnet planning portal with reference number 23/5104/FUL. Numerous materials have also been left at the house and will be included as part of the sale if required.

The existing layout allows for the creation of a large family residence with six bedrooms, two/three reception rooms and wrap around garden.

While the property is partially renovated, it is essential to note that it requires a buyer who is prepared to undertake a substantial project. This presents an excellent opportunity for those looking to customise and complete the renovation to their specifications. Whether pursuing the development of a generous family home or exploring the potential for multiple flats, this property offers versatility and the chance to shape it into a desirable living space.

Golders Green Estate is situated at the convergence of Golders Green, Cricklewood, and West Hampstead in London. This location is highly favoured by residents and visitors alike due to its excellent transportation connections, providing convenient access to West London, the West End, North London, and Greater London. The appeal of Golders Green Estate is heightened by the proximity to various transport links, making it easy for residents to commute to different parts of the city. This accessibility is particularly attractive to those who work or socialize in the West End or West London, as well as individuals traveling to and from North London and Greater London. The gross internal area post extension could be 188m2 (2023 square ft).

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Tenure Freehold

882 sqft / 81.9 m2

6 Bedrooms

2 Bathroom

Permit

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		