

# Lot 38, Garage block at Lyttelton Road, Hampstead Garden Suburb, London,

**N2 0RA**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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## Property Information

### Freehold Development Opportunity

- Two sites totaling approximately 0.04 hectares (0.1 acres) with a block of 16 garages,
- Highly affluent North London Residential Suburb
- Residential re-development potential (subject to consents)
- 500m from East Finchley Tube Station (Northern Line)

#### Lot

38

#### Auction

30th March 2023

#### Vacant Possession

#### Status

Available

#### Sector

Development

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

5 miles north of Central London, 1 mile south of A406 North Circular Road, 1 mile north of Hampstead Heath

#### Roads

A1000, A406 North Circular Road, A1, M1

#### Rail

East Finchley Underground Station (Northern Line)

#### Air

London Heathrow, London Stansted

### Situation

Hampstead Garden Suburb is a highly affluent and fashionable North London residential suburb. The property is situated at the rear of Monarch Court on Deacons Rise, just off the south side of Lyttelton Road (A1), with Lyttelton Playing Fields directly adjacent to the site at rear..

### Tenure

Virtual Freehold. Held from The New Hampstead Garden Trust Limited for a term of 1,992 years until 3961 at a fixed rent of £5 per annum exclusive.

### Description

The property comprises two separate sites. The site to the west is approximately 0.024 hectares (0.06 acres) and benefits from a block 16 garages. The site to the east is approximately 0.02 hectares (0.03 acres) and benefits from a concrete hardstanding formerly upon which was a block of 10 garages.

### VAT

VAT is not applicable to this lot.

### Planning

The property may benefit from redevelopment for residential or other use, subject to necessary consents/permissions. The seller has commissioned architects drawings for the development of 8 houses within 2 terraces. The drawings are available within the sellers solicitors legal pack.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Use	Area	Possession
16 x Garages and a site	0.037 ha (0.093 ac)	VACANT POSSESSION

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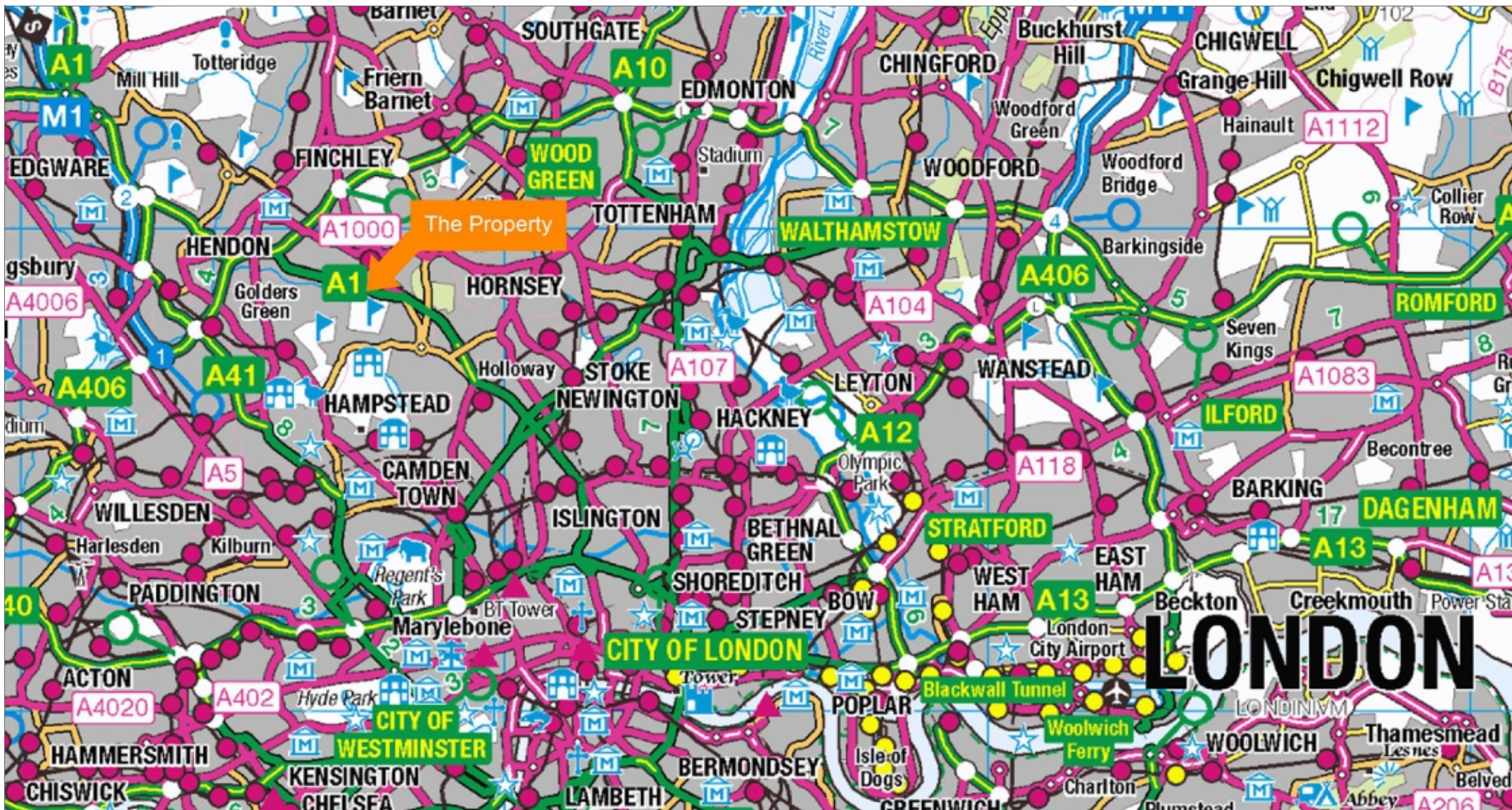




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## Contacts

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