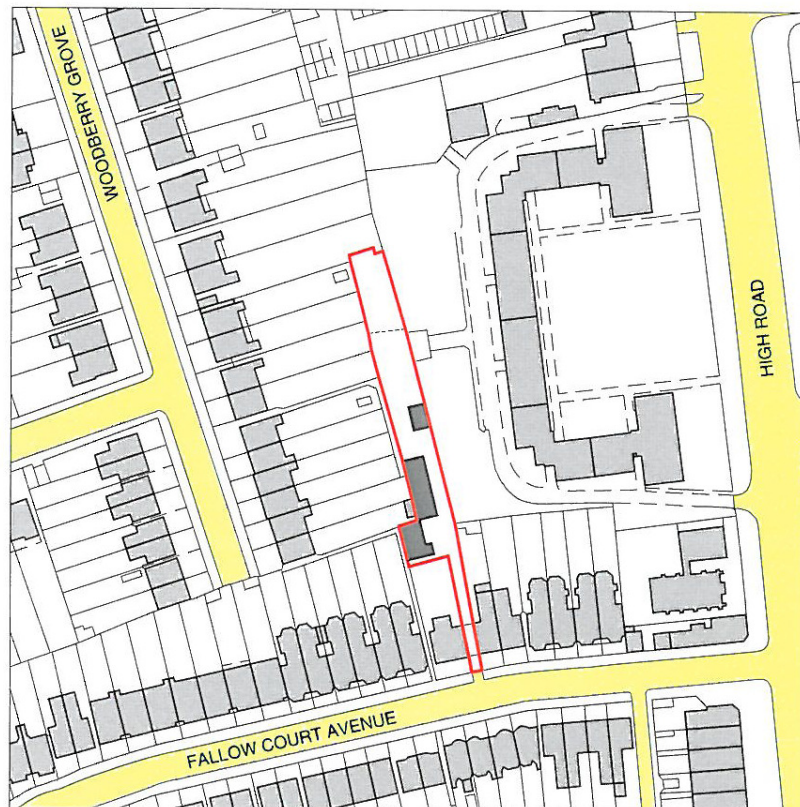


**\*\* DEVELOPMENT OPPORTUNITY \*\***

**12A FALLOW COURT AVENUE, FINCHLEY,  
LONDON, N12 0EB**



**Location:**

Fallow Court is in a well-established and popular residential area within easy walking distance of the Tally Ho Corner shopping centre. West Finchley Station (Northern Line) is approximately ½ a mile and there is easy access to David Lloyd, The Vue Cinema Centre and Brent Cross.

**Description:**

Approached via an arched entrance to a Rectangular Site, total area of approximately 8,600 sq ft which includes a 2 Storey B1 Building, 2 Garages, a Car Port and a deep Parking Area.

### Schedule of proposed accommodation:

| Unit            | Description | GIA<br>m2    | GIA<br>sq ft |
|-----------------|-------------|--------------|--------------|
| House 1         | 2 Bedroom   | 111.1        | 1195         |
| House 2         | 2 Bedroom   | 112          | 1205         |
| House 3         | 2 Bedroom   | 97           | 1043         |
| Maisonette<br>1 | 2 Bedroom   | 71.4         | 768          |
| Maisonette<br>2 | 2 Bedroom   | 71.4         | 768          |
| Maisonette<br>3 | 2 Bedroom   | 81           | 871          |
| <b>Total</b>    |             | <b>543.9</b> | <b>5850</b>  |

Consent granted by London Borough of Barnet on 26/8/08 for demolition of existing building and erection of a 3-storey building with partial basement comprising 3x2 bedroom self-contained residential units and 3 x single storey maisonettes (2 x 1 bed and 1 x 2 bed) with basement level.

**See attached plans.**

#### Tenure:

Freehold with full vacant possession.

#### Viewing:

Strictly by appointment through the Estate Office on 020 7266 8500

#### Price:

**Guide Price £550,000 Subject to Contract**

Please visit our website [www.estate-office.com](http://www.estate-office.com)

#### PROPERTY MISREPRESENTATION ACT 1991 - NOTICE

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