

98

GREAT
NORTH
ROAD

EAST FINCHLEY | LONDON | N2 0NL





Site Boundary for Indicative purposes only. Shaded land held leasehold.

Summary

- 98 Great North Road (“the Property”) presents an excellent permitted development opportunity, within the London Borough of Barnet.
- The site extends to 0.19 acres (0.07 ha) and is occupied by a three-storey office building (Use Class E).
- The property benefits from two separate ‘Prior Approval’ permissions:
- **Class MA (24/2212/PNE)**
 - “Change of use from commercial (Class E) to 10no. residential apartments (Class C3) associated parking/ cycle parking, refuse and recycling storage”.
- **Class AA (24/4184/PNV)**
 - “Additional storeys at third and fourth floor levels to provide 7no. self-contained apartments. Associated parking/ cycle parking, refuse and recycling storage”.
- The total residential consented area extends to approximately 896 sq m (9,645 sq ft) NSA.
- Situated 150 metres south east of East Finchley Underground Station
- For sale part freehold, part long leasehold, subject to a lease of the 2nd floor and part of the ground floor at a passing rent of £128,000 pa. Mutual option to terminate giving 6 months notice.



City of London

Highgate Underground Station 

Hampstead Heath

Highgate Wood

98
GREAT
NORTH
ROAD

Highgate Golf Club

East Finchley Underground Station 

Muswell Hill

The Bishops Avenue

Location and Connectivity

The site is located in East Finchley, on the Great North Road (A1000), 50 metres from the northern end of The Bishops Avenue, within the London Borough of Barnet.

Local amenities including an array of bars, shops, and restaurants, located primarily along the High Road, c.200 metres north of the Property. Affluent Muswell Hill Broadway is 1.5 km to the east and Highgate High Street is 2 km to the south. The site enjoys easy access to a variety of green spaces, with entrance to Cherry Tree wood 150 metres north and Highgate Wood 500 metres to the east.

The Property benefits from strong public transport accessibility, with East Finchley Underground Station 100 metres to the north.



The station provides access to the Northern Line, with direct services to key destinations across London, including the West End, King's Cross, Euston, and the City of London.

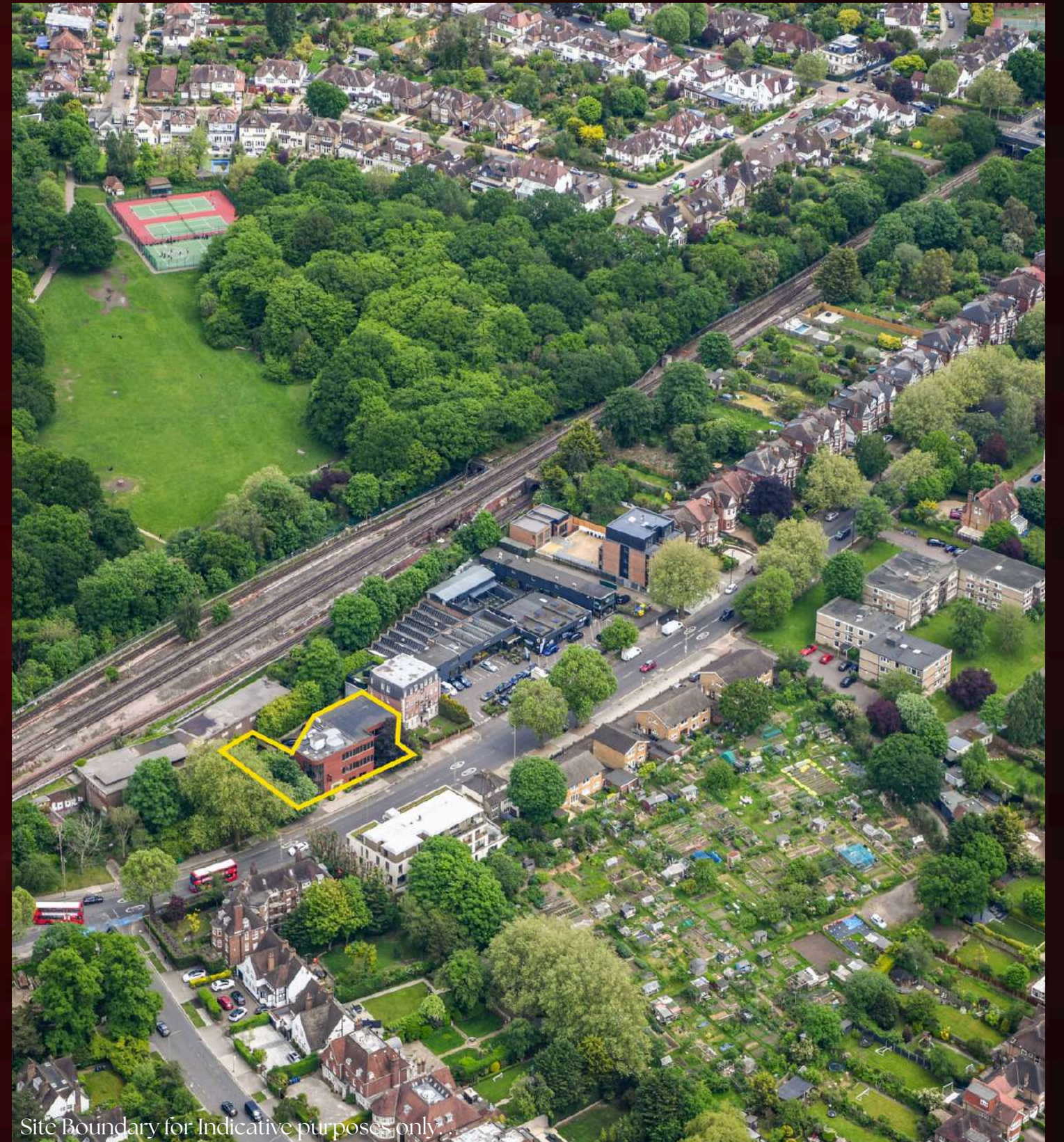
The wider area is served by several bus routes along the Great North Road, with services to nearby neighbourhoods such as Finchley Central, Highgate, Muswell Hill and Archway.

The site has excellent road communications. The A1 connects directly to Junction 2 of the M1 Motorway, approximately 3.25 miles northwest and provides routes southeast towards the City. The A100 provides access north into Barnet.

Journey times from East Finchley

Northern Line

| Station | Journey Time |
|--------------------------|--------------|
| Euston | 14 Minutes |
| King's Cross St. Pancras | 15 Minutes |
| Moorgate | 22 Minutes |
| Leicester Square | 19 Minutes |
| Waterloo | 23 Minutes |



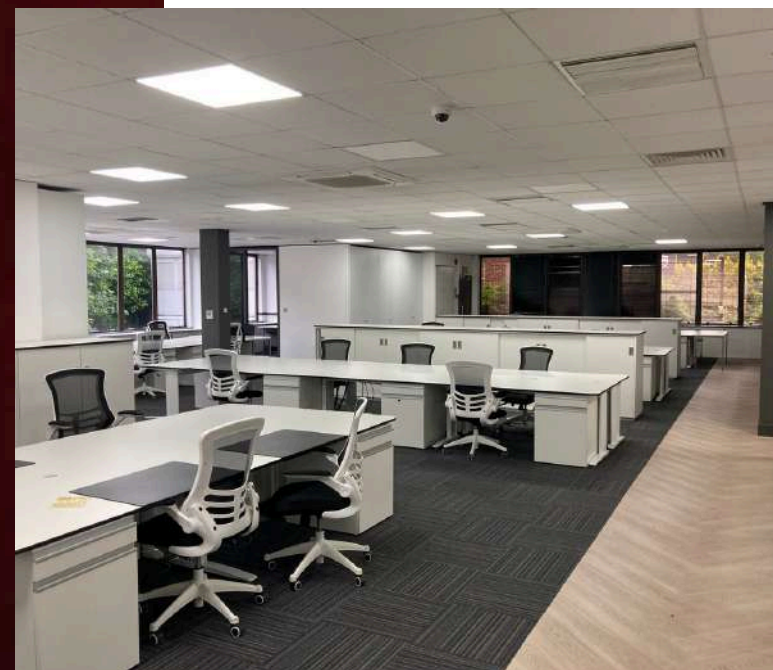
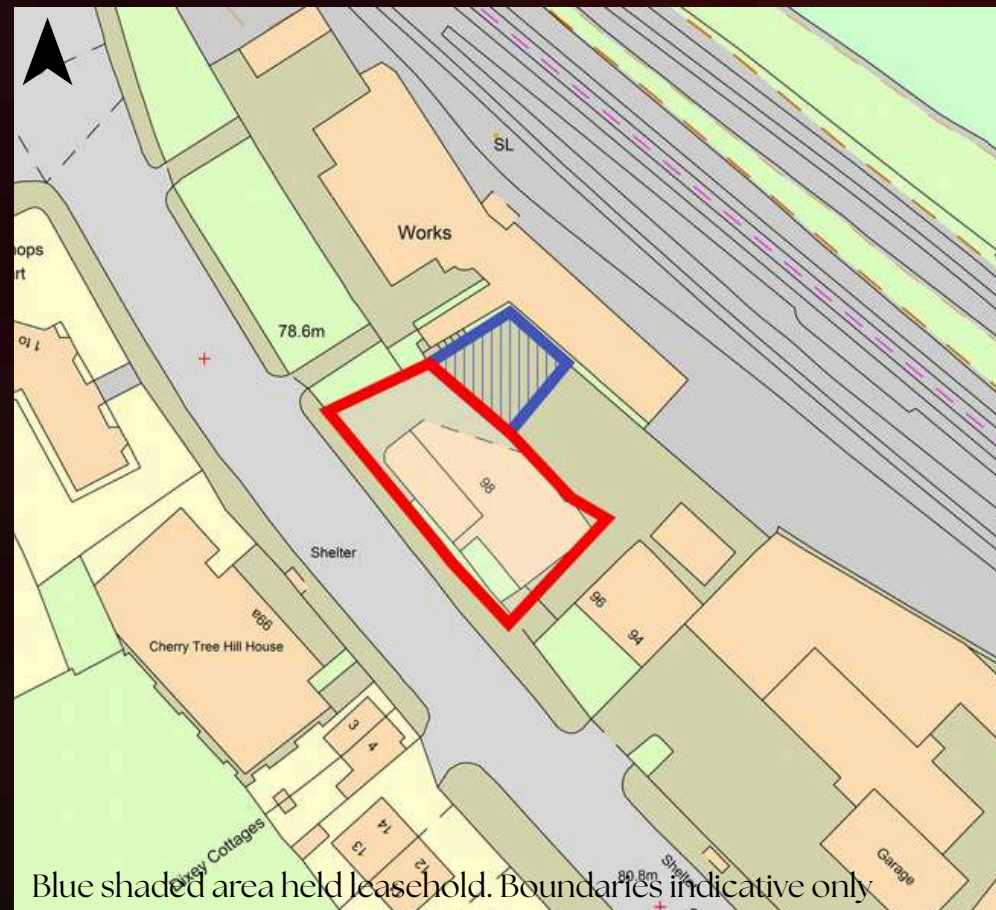
Description

The Property is a three-storey office building extending to 765.7 sq m (8,239 sq ft) GIA.

At ground floor are reception, ancillary areas and an area of under

The first floor is vacant. The second floor and part of the ground floor is let on a term of 5 years expiring in November 2028 at a passing rent of £128,000 pa. There is a mutual option to terminate the lease giving six months written notice.

The property is held Freehold. Part of the area used for car parking is held Leasehold for a term expiring in September 2088.



Planning

The site falls within the jurisdiction of the London Borough of Barnet. The property is not listed, nor are there any listed or locally listed buildings on or adjacent to the site. It is not in a Conservation Area.

Class MA: 24/2212/PNE

On the 23rd December 2024 Prior Approval was granted for:

“The change of use from commercial (Class E) to 10no. residential apartments (Class C3) Associated parking/cycle parking, refuse and recycling storage”.

Class AA: 24/4184/PNV

On the 24th March 2025 Prior Approval was granted for:

“Additional storeys at third and fourth floor levels to provide 7no. self-contained apartments. Associated parking/cycle parking, refuse and recycling storage”.

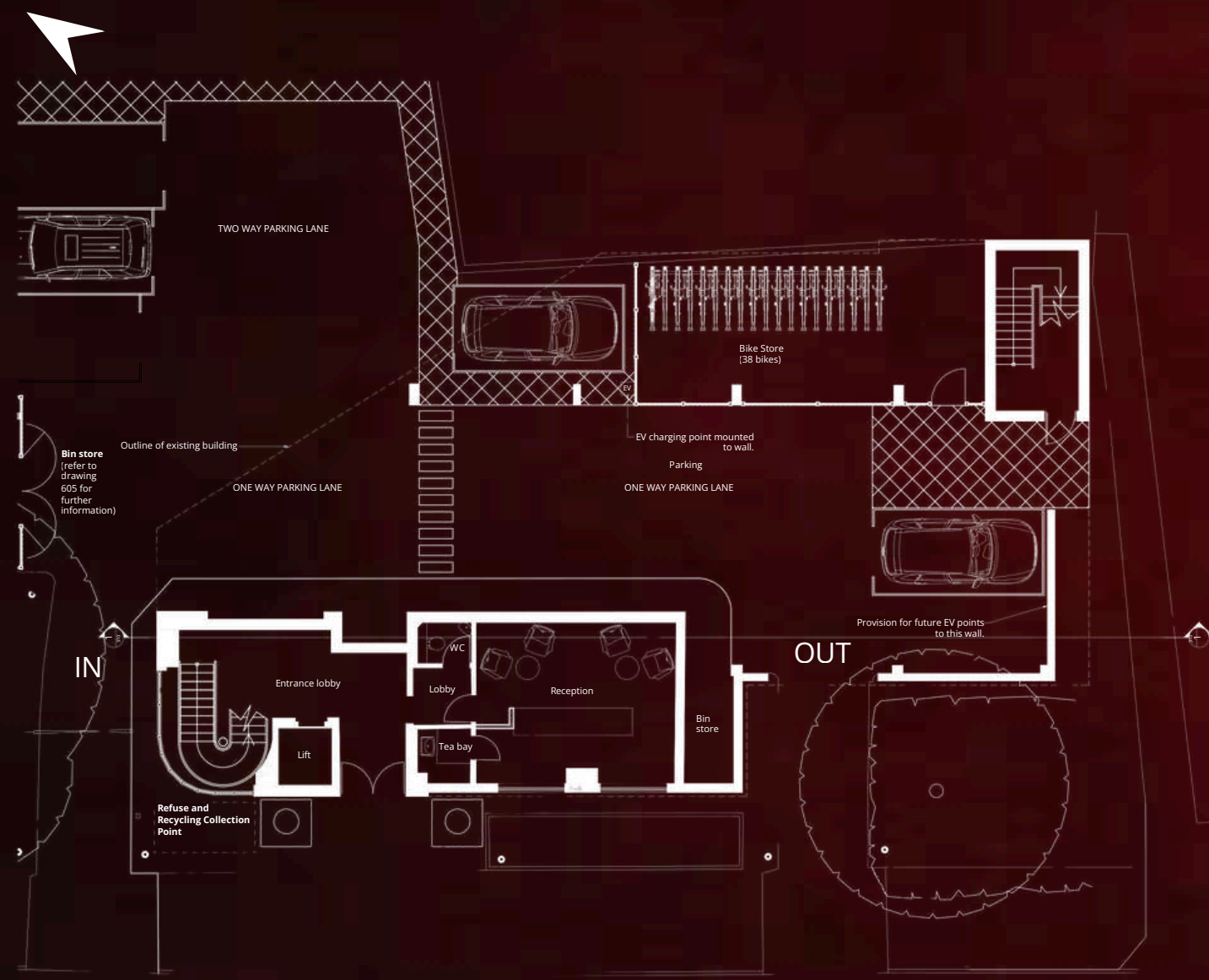
Combined, the scheme will provide 12 car parking spaces.

Unilateral Undertakings made under Section 106 for each of the respective approvals contain index-linked financial obligations that total £16,936. A CIL Liability Notice for £244,995 has been issued by the Local Authority.

| Application Type | Floor | Unit No. | Type | Proposed NSA (Per Unit) | | Proposed GIA | |
|--|--------|--------------|------|-------------------------|----------------|----------------|---------------|
| | | | | Sqm | Sq Ft | Sqm | Sq Ft |
| Class MA Application (Conversion: 1st & 2nd Floors) | Ground | - | - | - | - | 86.8 | 934 |
| | First | Apartment 1 | 1B2P | 67.4 | 725.5 | 339.5 | 3,653 |
| | | Apartment 2 | 1B2P | 58.3 | 627.5 | | |
| | | Apartment 3 | 1B1P | 42.3 | 455.3 | | |
| | | Apartment 4 | 1B1P | 42.7 | 459.6 | | |
| | | Apartment 5 | 1B1P | 42.6 | 458.5 | | |
| | Second | Apartment 6 | 1B2P | 67.4 | 725.5 | 339.5 | 3,653 |
| | | Apartment 7 | 1B2P | 58.3 | 627.5 | | |
| | | Apartment 8 | 1B1P | 42.3 | 455.3 | | |
| | | Apartment 9 | 1B1P | 42.7 | 459.6 | | |
| Apartment 10 | | 1B1P | 42.6 | 458.5 | | | |
| Class AA Application (Extension: 3rd & 4th Floors) | Third | Apartment 11 | 1B1P | 42.3 | 455.3 | 339.5 | 3,653 |
| | | Apartment 12 | 1B1P | 42.1 | 453.2 | | |
| | | Apartment 13 | 1B1P | 42.8 | 460.7 | | |
| | | Apartment 14 | 1B2P | 66.9 | 720.1 | | |
| | | Apartment 15 | 1B2P | 58 | 624.3 | | |
| | Fourth | Apartment 16 | 1B2P | 68.3 | 735.2 | 210 | 2,260 |
| | | Apartment 17 | 1B2P | 69.1 | 743.8 | | |
| Total | | | | 896.1 | 9,645.4 | 1,315.3 | 14,153 |

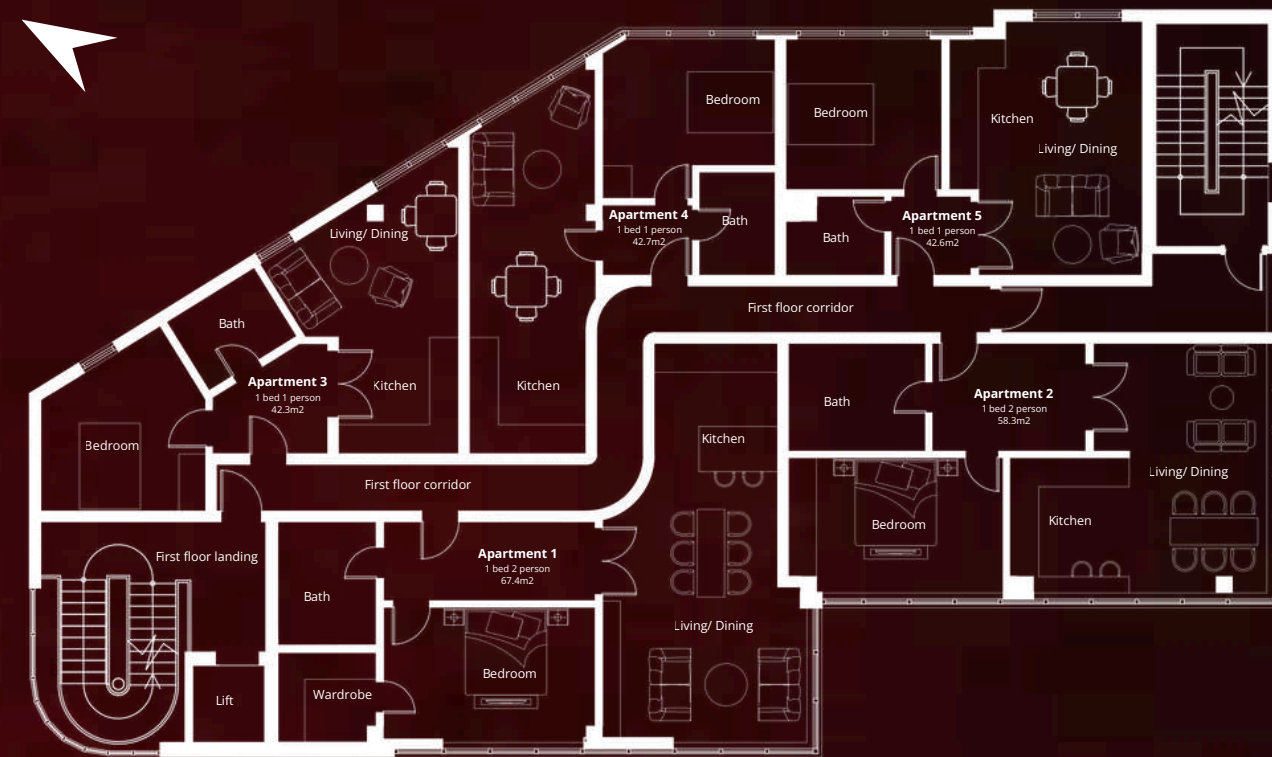
Consented Floorplans

Ground Floor

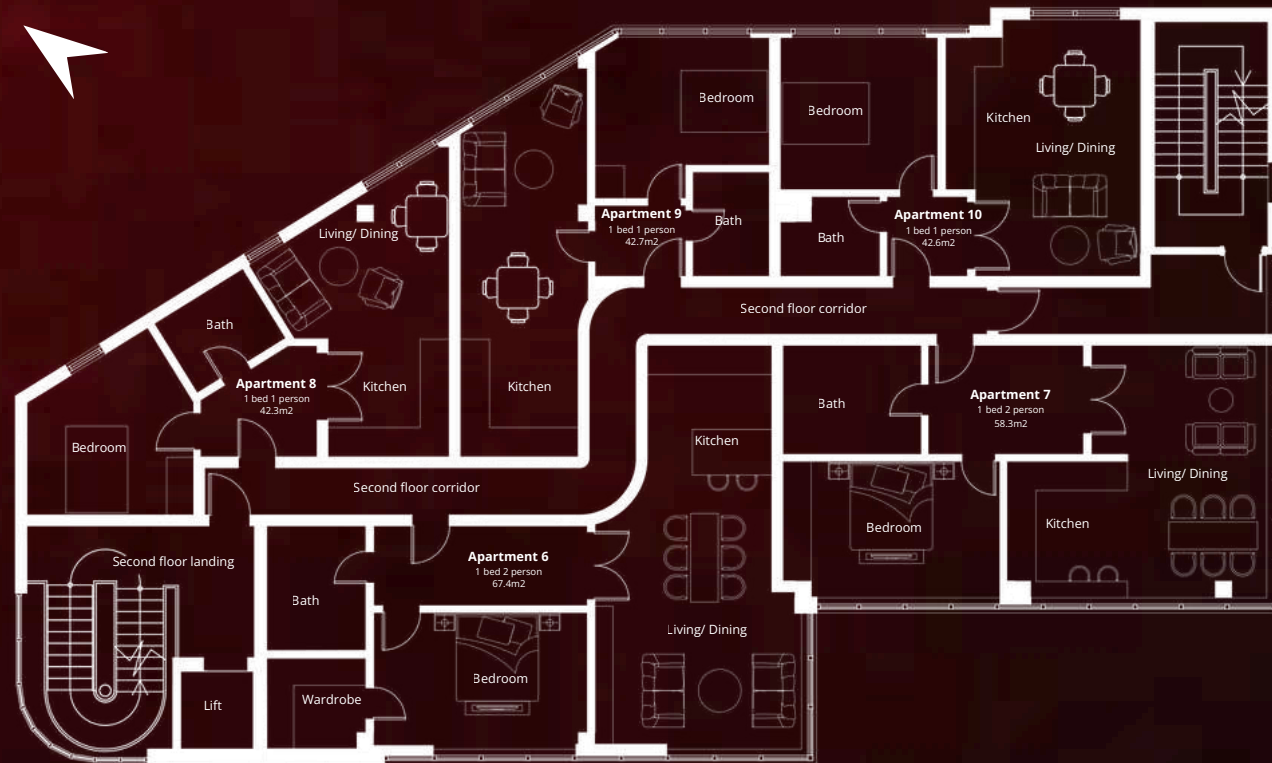


NOT TO SCALE

First Floor



Second Floor





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Viewings

The Property may be inspected strictly by appointment only through the vendor's sole selling agents, Savills.

VAT

We understand that the Property is elected for VAT.

Further Information

Further information including planning, technical and legal documentation is available on the online dataroom at:

[Dataroom](#)

Method of Sale

The freehold and leasehold interests are for sale by way of informal tender (unless sold prior). Offers are invited on an unconditional basis, subject to contract only.

EPC

The Property has been classified as having an EPC rating of B. The EPC Certificate and Recommendation Report are available on the dataroom.

Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon purchasers.

Prospective Purchaser(s) will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

savills

Contacts

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Sale particulars produced November 2025.