

Broad Walk, London

£2,750,000

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- Substantial Plot Offering Significant Potential
- Five Bedroom Detached House
- Winchmore Hill's Most Premier Road
- Private Security
- Off Street Parking for Multiple Vehicles
- Moments from Winchmore Hill Village Green
- Close Proximity to Grovelands Park

For more images of this property please visit havilands.co.uk

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A Rare Opportunity on Broad Walk – Substantial Plot with Outstanding Potential!

Havilands are delighted to present a five bedroom detached house occupying a substantial plot in one of Winchmore Hill's most desirable residential roads, this property presents an exceptional opportunity for buyers seeking a home with significant scope for transformation.

While the existing property requires extensive modernisation, the real attraction lies in the size and potential of the plot. Offering an exciting blank canvas, the property provides a rare opportunity to explore the possibility of creating a substantial bespoke family home, with scope to consider extensions, reconfiguration or redevelopment, subject to the necessary planning permissions and consents.

For developers, investors and ambitious owner-occupiers alike, the potential to maximise the existing accommodation and make the most of the plot makes this a particularly compelling proposition. Whether the vision is to create a magnificent long-term family residence or undertake a comprehensive refurbishment project, the possibilities are considerable.

Broad Walk is a highly regarded residential address in Winchmore Hill, ideally positioned for the boutiques, cafés and restaurants of Winchmore Hill Green, as well as local transport links, schools and nearby green spaces.

Opportunities of this nature, combining a sought-after location with such exciting plot potential, are rarely available. An early viewing is strongly recommended to appreciate the opportunity on offer.

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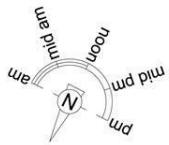
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Broad Walk, N21

Approximate Gross Internal Area = 3973 sq ft / 369.1 sq m
(Including Outbuilding/Shed/Garage)

Shed = 132 sq ft / 12.3 sq m **Outbuilding** = 745 sq ft / 69.2 sq m **Garage** = 316 sq ft / 29.3 sq m





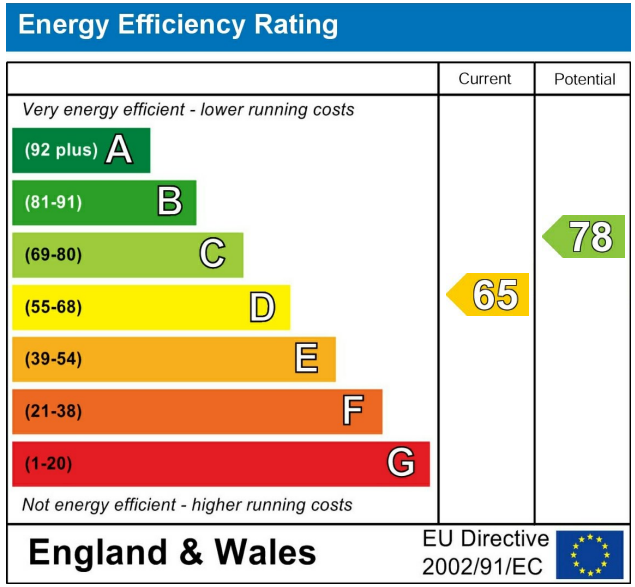
Ground Floor

First Floor

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer



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