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11/02/2021

1 1 Beechwood Ave**SOLD**

London, N3 3AU

London County

True Buyer: **Heronslea Group**
High St
Bushey, WD23 3HH
020 8421 9102

True Seller: **Telford Homes plc**
Unit 3 - Creek Rd
London, SE8 3DB
01992 809800



Sale Date: **23/01/2019 (428 days on mkt)** Land Area: **0.28 AC (12,197 SF)**
 Sale Price: **£2,700,000 - Confirmed** Star Rating: ★★☆☆☆
 £/AC Land Gross: **£9,497,093.71 (£218.02/SF)** Lot Dimensions: -
 Proposed Use: **MultiFamily**
 Density: -
 Topography: -
 Tenure: **Freehold** Sale Conditions: **Redevelopment Project**
 Financing: -
 Comp ID: **4663849** – Research Status: **Confirmed**

2 133 Brent St**SOLD**

London, NW4 4BY

Recorded Buyer: **Readysset Resources Ltd**
113 Brent St
London, NW4 2DX

Recorded Seller: **Twinsectra Limited**
St Katharines Way
London, E1W 1DD



Sale Date: **03/02/2020** Land Area: **0.25 AC (10,890 SF)**
 Sale Price: **£3,000,000 - Full Value** Star Rating: ★★☆☆☆
 £/AC Land Gross: **£12,096,642.50 (£277.70/SF)** Lot Dimensions: -
 Proposed Use: -
 Density: -
 Topography: -
 Tenure: **Freehold** Sale Conditions: **Redevelopment Project**
 Financing: -
 Comp ID: **5112417** – Research Status: **Full Value**

3 Residential Land - 133 Chase Rd**SOLD**

London, N14 4JP

London County

True Buyer: -

True Seller: -



Sale Date: **16/12/2019 (125 days on mkt)** Land Area: **0.28 AC (12,197 SF)**
 Sale Price: **£1,170,000 - Confirmed** Star Rating: ★★☆☆☆
 £/AC Land Gross: **£4,178,504.27 (£95.93/SF)** Lot Dimensions: -
 Proposed Use: **Flat Units - Condo**
 Density: -
 Topography: **Level** Sale Conditions: -
 Tenure: **Freehold**
 Financing: -
 Comp ID: **5115744** – Research Status: **Confirmed**

4 Land - Church Walk**SOLD****London, NW2 2TJ****London County**

Recorded Buyer: **Edequin Ltd**
 Lord St
 Isle Of Man, IM99 1RZ

Recorded Seller: **Church Walk House Property Development Llp**
 33 Margaret St
 London, W1G 0JD



Sale Date: **26/02/2018 (135 days on mkt)** Land Area: **1.04 AC (45,302 SF)**
 Sale Price: **£12,300,000 - Confirmed** Star Rating: ★★☆☆☆
 £/AC Land Gross: **£11,827,027.70 (£271.51/SF)** Lot Dimensions: -
 Proposed Use: -
 Density: -
 Topography: -
 Tenure: **Freehold** Sale Conditions: **Redevelopment Project**
 Financing: -
 Comp ID: **4718582** – Research Status: **Confirmed**

5 Broadway Retail Park - Cricklewood Ln**SOLD****London, NW2 1ES**

Recorded Buyer: **Montreaux Cricklewood Developments Ltd**
 The Hythe
 Staines, TW18 3JQ

Recorded Seller: **B & Q Properties Limited**
 B-Q Frd
 Eastleigh, SO53 3LE



Sale Date: **20/03/2019** Bldg Type: **RetailFreestanding**
 Sale Price: **£45,795,993 - Confirmed** Star Rating: ★★☆☆☆
 Price/SF: **£555.78** Year Built/Age: **Built 1985 Age: 34**
 Reversionary Yield: - NIA: **82,400 SF**
 Net Initial Yield: - Land Area: -
 Tenure: **Freehold** Sale Conditions: **Redevelopment Project**
 Financing: -
 Comp ID: **4736412** – Research Status: **Confirmed**

6 The Vicarage - Deans Ln**SOLD****Edgware, HA8 9NT****Middlesex County**

True Buyer: **Arora Management Services Ltd**
 Wld Business Ctr2,Newall Rd
 Hounslow, TW6 2TA
 020 8757 7696

Recorded Seller: **The Incumbent Of The Benefice Of John Keble, Mill**
 36 Causton St
 London, SW1P 4AU



Sale Date: **10/12/2018 (70 days on mkt)** Land Area: **0.60 AC (26.136 SF)**
 Sale Price: **£1,250,000 - Confirmed** Star Rating: ★★☆☆☆
 £/AC Land Gross: **£2,083,333.33 (£47.83/SF)** Lot Dimensions: -
 Proposed Use: **MultiFamily**
 Density: -
 Topography: -
 Tenure: **Freehold** Sale Conditions: -
 Financing: -
 Comp ID: **4632620** – Research Status: **Confirmed**

7 47 Finchley Ln**SOLD**

London, NW4 1BY

London County

True Buyer: **Brownlow Developments Ltd**
61-66 Russell Sq
London, WC1B 5BB
020 7837 3655

True Seller: **Even Group**
233 Regents Park Rd
London, N3 3LF
020 8349 2001



Sale Date: **01/03/2019** Land Area: **0.11 AC (4,792 SF)**
 Sale Price: **£1,500,000 - Confirmed** Star Rating: **★ ★ ★ ★ ★**
 £/AC Land Gross: **£13,890,316.50 (£318.88/SF)** Lot Dimensions: -
 Density: - Proposed Use: **Flat Units**
 Topography: **Level**
 Tenure: **Freehold** Sale Conditions: **Redevelopment Project**
 Financing: -
 Comp ID: **4780981** – Research Status: **Confirmed**

8 Equipment Works Development Land - Forest Rd**SOLD**

London, E17 6JF

London County

True Buyer: **Greystar Europe Holdings Ltd**
21 Great Winchester St
London, EC2N 2JA
020 3595 3333

True Seller: **Telford Homes plc**
Britannia Rd
Waltham Cross, EN8 7TF
01992 809800



Sale Date: **19/02/2019** Land Area: **3.16 AC (137,650 SF)**
 Sale Price: **£32,312,640 - Full Value** Star Rating: **★ ★ ★ ★ ★**
 £/AC Land Gross: **£10,225,489.54 (£234.74/SF)** Lot Dimensions: -
 Density: - Proposed Use: -
 Topography: **Level**
 Tenure: **Freehold** Sale Conditions: -
 Financing: -
 Comp ID: **4809076** – Research Status: **Full Value**

9 467 Green Lanes**SOLD**

London, N13 4BS

Recorded Seller: **Kuros Consultants Limited**

Recorded Buyer: **Andora Homes Limited**
5 Corbar Close
Barnet, EN4 0JL
07973 123379



Sale Date: **16/11/2018** Bldg Type: **Sports & EntertainmentCasino**
 Sale Price: **£2,000,000 - Confirmed** Star Rating: **★ ★ ★ ★ ★**
 Price/SF: **£530.50** Year Built/Age: **Built 1900 Age: 118**
 Reversionary Yield: - NIA: **3,770 SF**
 Net Initial Yield: - Land Area: **0.55 AC (23,958 SF)**
 Tenure: **Freehold** Sale Conditions: **Redevelopment Project**
 Financing: -
 Comp ID: **5165147** – Research Status: **Confirmed**

10 Garages South Side of Haldan Road - Haldan Rd**SOLD**

London, E4 9JJ

London County

True Buyer: -

True Seller: -

Sale Date: **09/02/2021 (141 days on mkt)**Bldg Type: **IndustrialService**

Sale Price: -

Star Rating: ★★☆☆☆

Price/SF: -

Year Built/Age: **Built 1960 Age: 61**NIA: **4,029 SF**

Reversionary Yield: -

Land Area: **0.32 AC (13,939 SF)**

Net Initial Yield: -

Tenure: **Freehold**Sale Conditions: **Redevelopment Project**

Financing: -

Comp ID: **5387083** – Research Status: **In Progress****11 1-5 Halt Para****SOLD**

London, NW9 5AH

London County

Recorded Buyer: **Middle East Luxury Cars Ltd**
37 Peter St
Manchester, M2 5GBRecorded Seller: **Silk Stream Properties Ltd**
32 Bloomsbury St
London, WC1B 3QJSale Date: **24/07/2018 (13 days on mkt)**Land Area: **0.14 AC (6,098 SF)**Sale Price: **£3,210,000 - Confirmed**

Star Rating: ★★☆☆☆

£/AC Land Gross: **£22,960,207.31 (£527.09/SF)**

Lot Dimensions: -

Density: -

Proposed Use: -

Topography: -

Tenure: **Freehold**Sale Conditions: **Auction Sale**

Financing: -

Comp ID: **4481257** – Research Status: **Confirmed****12 12-18 High Rd****SOLD**

London, N2 9PJ

London County

Recorded Buyer: **Deniz N2 Ltd**
7 Cutler St
London, E1 7DJRecorded Seller: **Cfc 35 Limited**
1A Kingsley Way
London, N2 0FWSale Date: **24/08/2020 (151 days on mkt)**Bldg Type: **Office**Sale Price: **£4,025,000 - Confirmed**

Star Rating: ★★☆☆☆

Price/SF: **£1,264.53**Year Built/Age: **Built 1848 Age: 172**NIA: **3,183 SF**

Reversionary Yield: -

Land Area: **0.21 AC (9,148 SF)**

Net Initial Yield: -

Tenure: **Freehold**Sale Conditions: **Redevelopment Project**Financing: **United Trust Bank**Comp ID: **5319839** – Research Status: **Confirmed**

13 Land At - 162-168 Lea Bridge Rd**SOLD****London, E10 7NU****London County**

Recorded Buyer: **Tanners Lane Developments Limited**
 Hainault Business Park
 Ilford, IG6 3JP

Recorded Seller: **Castle Barrett Limited**
 182 Hoe St
 London, E17 4QH



Sale Date: **05/08/2019**
 Sale Price: **£1,237,000 - Confirmed**
 £/AC Land Gross: -

Land Area: -
 Star Rating: ★★☆☆☆
 Lot Dimensions: -
 Proposed Use: **Flat Units**

Density: -
 Topography: -
 Tenure: **Freehold**

Sale Conditions: -

Financing: -
 Comp ID: **4930988** – Research Status: **Confirmed**

14 Little Park Gdns**SOLD****Enfield, EN2 6QF****Middlesex County**

True Buyer: -

True Seller: **Amare Developments Limited**
 66 Bourne HI
 London, N13 4LY



Sale Date: **29/01/2021 (43 days on mkt)**
 Sale Price: **£1,550,000 - Confirmed**
 £/AC Land Gross: -

Land Area: -
 Star Rating: ★★☆☆☆
 Lot Dimensions: -
 Proposed Use: **Flat Units**

Density: -
 Topography: -
 Tenure: **Freehold**

Sale Conditions: -

Financing: -
 Comp ID: **5376505** – Research Status: **Confirmed**

15 Proposed Office - 3 Normandy Ave**SOLD****Barnet, EN5 2HU****London County**

True Buyer: -

True Seller: -



Sale Date: **01/08/2019 (171 days on mkt)**
 Sale Price: -
 £/AC Land Gross: -

Land Area: **0.04 AC (1.742 SF)**
 Star Rating: ★★☆☆☆
 Lot Dimensions: -
 Proposed Use: **Office**

Density: -
 Topography: **Level**
 Tenure: **Freehold**

Sale Conditions: -

Financing: -
 Comp ID: **5076767** – Research Status: **Research Complete**

16 14 Plantagenet Rd**SOLD****Barnet, EN5 5JG****London County**

True Buyer: -

True Seller: -



Sale Date: **15/03/2019 (241 days on mkt)** Land Area: **0.06 AC (2,614 SF)**
 Sale Price: - Star Rating: ★★☆☆☆
 £/AC Land Gross: - Lot Dimensions: -
 Proposed Use: -
 Density: -
 Topography: -
 Tenure: **Freehold** Sale Conditions: -
 Financing: -
 Comp ID: **4718706** – Research Status: **Research Complete**

17 10 Rookwood Gdns**SOLD****London, E4 6DY**

True Buyer: -

True Seller: -



Sale Date: **12/08/2019 (17 days on mkt)** Land Area: **0.12 AC (5,227 SF)**
 Sale Price: **£275,000** Star Rating: ★★☆☆☆
 £/AC Land Gross: **£2,291,754.52 (£52.61/SF)** Lot Dimensions: -
 Proposed Use: -
 Density: -
 Topography: -
 Tenure: **Freehold** Sale Conditions: **Redevelopment Project**
 Financing: -
 Comp ID: **4853548** – Research Status: **Research Complete**

18 Arkley Golf Course - Rowley Green Rd**SOLD****Barnet, EN5 3HL****London County**

True Buyer: **U and I Group plc**
 7A Howick Pl
 London, SW1P 1DZ
 020 7828 4777

True Seller: **London Borough of Barnet**
 2-4 - 1255 High Rd S
 London, N20 0EJ
 020 8359 2000



Sale Date: **21/04/2020** Land Area: **45.09 AC (1,964,120 SF)**
 Sale Price: **£300,000 - Confirmed** Star Rating: ★★☆☆☆
 £/AC Land Gross: **£6,653.87 (£0.15/SF)** Lot Dimensions: -
 Proposed Use: **Golf Course/Driving Range**
 Density: -
 Topography: **Rolling** Sale Conditions: -
 Tenure: **Freehold**
 Financing: -
 Comp ID: **5114750** – Research Status: **Confirmed**

19 Development Site - 60-74 Sewardstone Rd**SOLD****London, E4 7PR****London County**

Recorded Buyer: **Sewardstone Holdings Ltd**
 58 Station Rd
 Harrow, HA2 7SA

Recorded Seller: **Saturn 1 Ltd**
 40-41 Pall Mall
 London, SW1Y 5JQ



Sale Date: 21/12/2018 (94 days on mkt)	Land Area: 0.39 AC (16,988 SF)
Sale Price: £3,850,000 - Confirmed	Star Rating: ★★☆☆☆
£/AC Land Gross: £9,872,027.75 (£226.63/SF)	Lot Dimensions: -
Density: -	Proposed Use: MultiFamily
Topography: -	Sale Conditions: -
Tenure: Freehold	
Financing: -	
Comp ID: 4645703 – Research Status: Confirmed	

20 4 Skeltons Ln**SOLD****London, E10 5BX****London County**

True Buyer: -

True Seller: **Crown Coast Property Group**
 Station Rd
 Borehamwood, WD6 1SL
 020 3994 1590
 Peter Leuzzi



Sale Date: 15/06/2018 (61 days on mkt)	Land Area: 0.14 AC (6,098 SF)
Sale Price: £1,400,000 - Confirmed	Star Rating: ★★☆☆☆
£/AC Land Gross: £10,000,657.19 (£229.58/SF)	Lot Dimensions: -
Density: -	Proposed Use: Flat Units - Condo ...
Topography: Level	Sale Conditions: Redevelopment Project
Tenure: Freehold	
Financing: -	
Comp ID: 5303596 – Research Status: Confirmed	