



The Lincolns,
Marsh Lane, NW7 4PD

The Lincolns

An outstanding opportunity to purchase a 4-bedroom property on Marsh Lane, NW7, with approved planning permission for a complete knock down and rebuild into a luxurious 6 double bedroom family home. This new build will offer an exceptional blend of modern elegance and convenience.

The approved plans include six generously sized double bedrooms, each with its own en-suite bathroom. The principal bedroom suite will feature vaulted ceilings, dual dressing rooms, and a private sauna for the ultimate retreat.

Additional highlights of the design include a home lift, a dedicated laundry room, and a cinema room, all complemented by a spacious, open-plan living, kitchen, and dining area. Expansive sliding doors will seamlessly connect the interior to the rear garden, perfect for indoor-outdoor living.

This detached property boasts a large driveway with space for 4-6 vehicles.

This modern, newly constructed home will replace the existing house and garage, offering a fresh, contemporary living experience in one of NW7's most desirable locations.

The current property features a welcoming entrance hall leading to a spacious 21' living room, which flows into the dining room and kitchen. Additionally, there is a second reception room and a convenient ground floor WC. Upstairs, there are four bedrooms, with the principal bedroom boasting an en-suite bathroom. A family bathroom and a separate WC complete the first floor.

Please be aware that some of the images shown are CGI representations of the proposed property, while the others depict the property in its current condition.

Viewing by appointment only.

Local Authority: Barnet
Tax Band: G
Tenure: Freehold



















EXISTING STREET VIEW



PROPOSED STREET VIEW

Revision	Description	Date

**TOWN AND COUNTRY
PLANNING LTD**
07843 561129

13 Evelyn Road, Cockfosters, Hertfordshire EN4 5JT
e-mail: info@tcpltd.net

Proposed Plans & Elevations

Drawing No. 2021-1478-5

Scale 1:100 Drawn By: M.P.M.

Sheet Size A1 Date 23 May 2022

IMPORTANT NOTICE
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EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



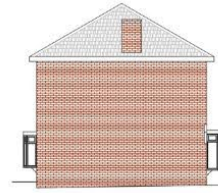
EXISTING SIDE ELEVATION



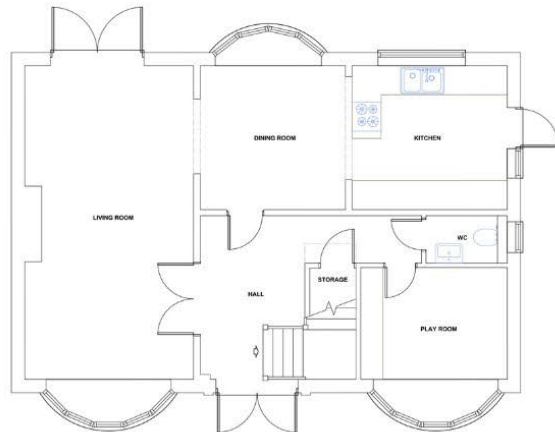
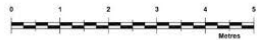
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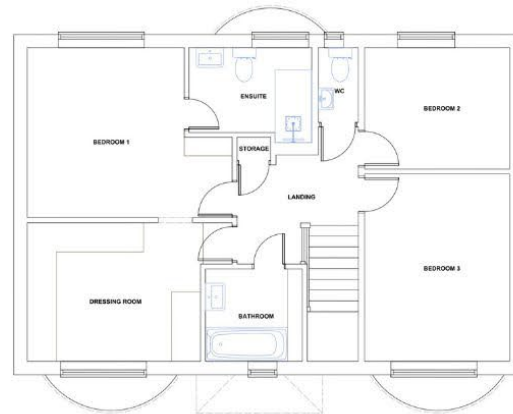
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

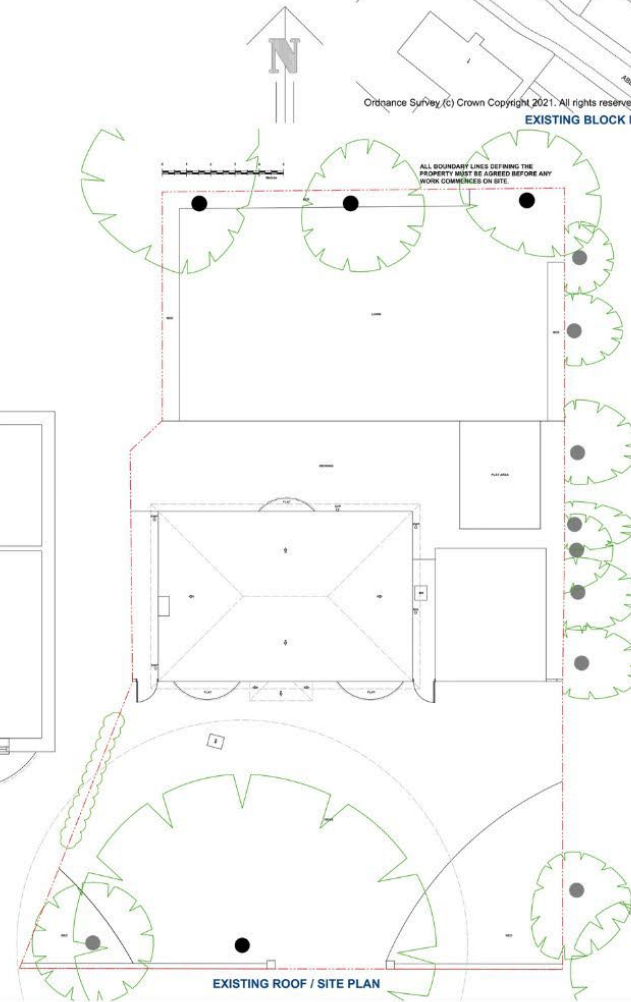


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EXISTING BLOCK PLAN 1:500



EXISTING LOCATION PLAN 1:1250



EXISTING ROOF / SITE PLAN

Revision	Description	Date

**TOWN AND COUNTRY
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Existing Plans & Elevations

Drawing No. 2021-1478-1

Scale 1:50, 1:100 Drawn By: M.P.M.

Sheet Size A1 Date 22 Feb 2022

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PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



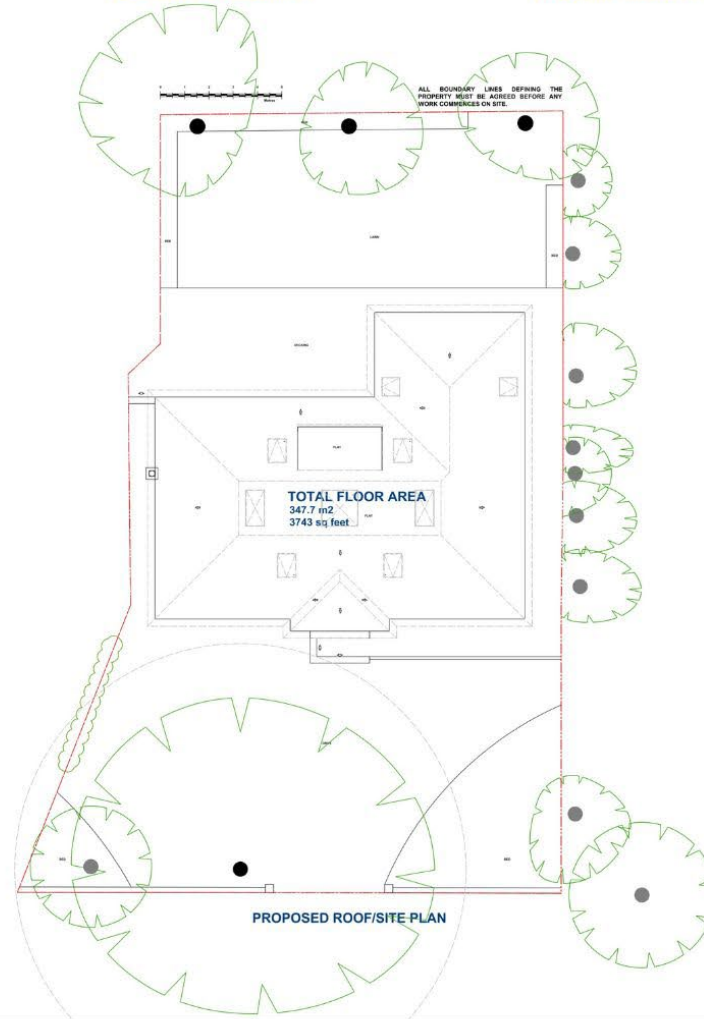
PROPOSED SIDE ELEVATION



PROPOSED BLOCK PLAN 1:500



PROPOSED LOCATION PLAN 1:1250



PROPOSED ROOF/SITE PLAN

Revision	Description	Date

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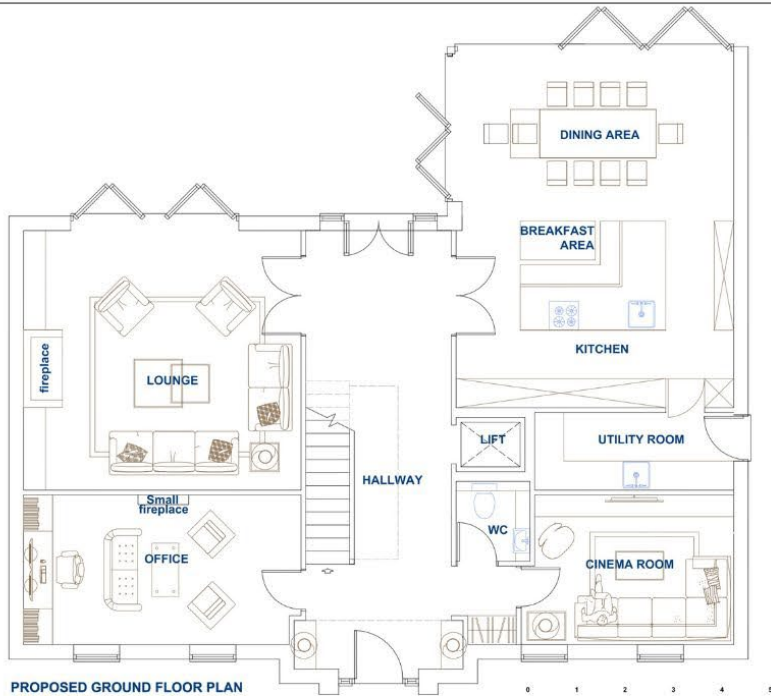
Proposed Plans & Elevations

Drawing No. 2021-1478-2

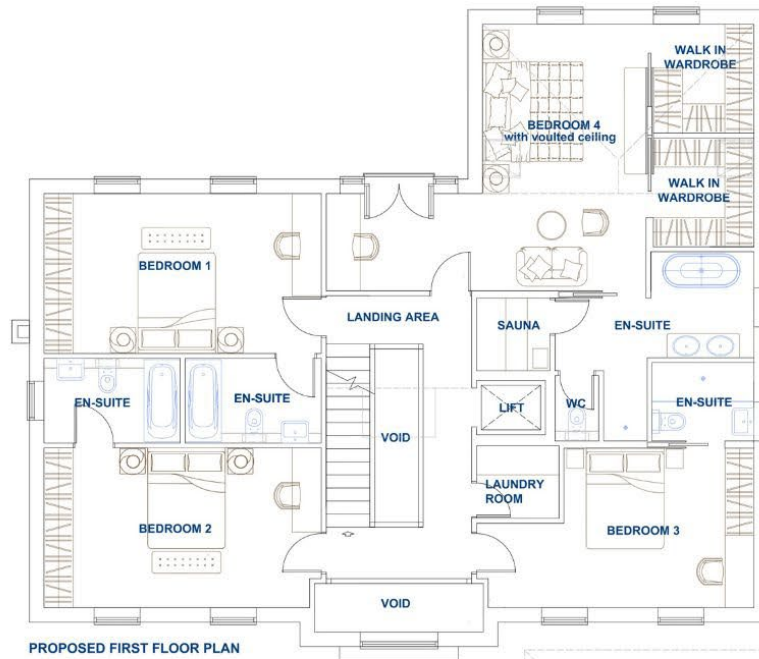
Scale 1:50, 1:100 Drawn By: M.P.M

Sheet Size A1 Date 14 Nov 2023

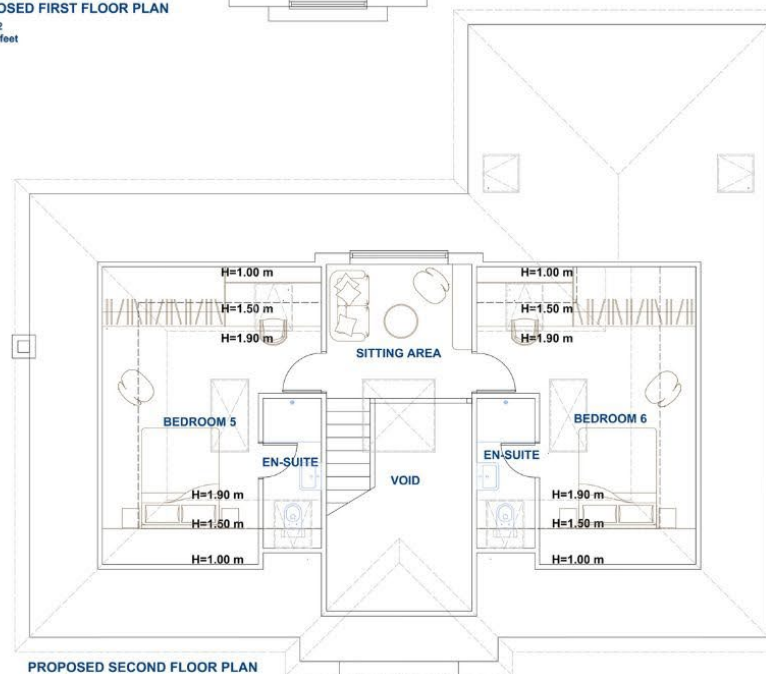
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PROPOSED GROUND FLOOR PLAN
146.5 m²
1577 sq feet



PROPOSED FIRST FLOOR PLAN
146.5 m²
1577 sq feet



PROPOSED SECOND FLOOR PLAN
54.7 m²
589 sq feet

Revision	Description	Date

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Proposed Plans & Elevations

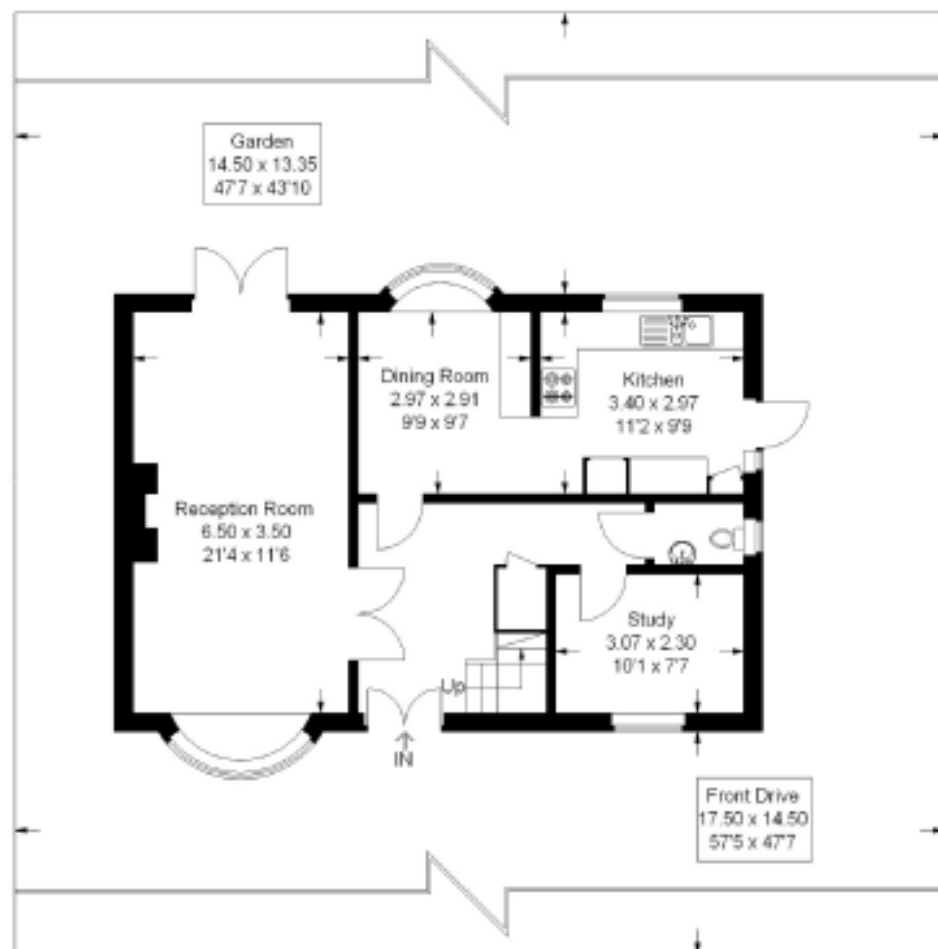
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Scale 1:50, 1:100 Drawn By: M.P.M

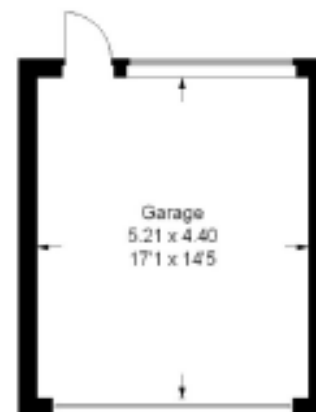
Sheet Size A1 Date 14 Nov 2023

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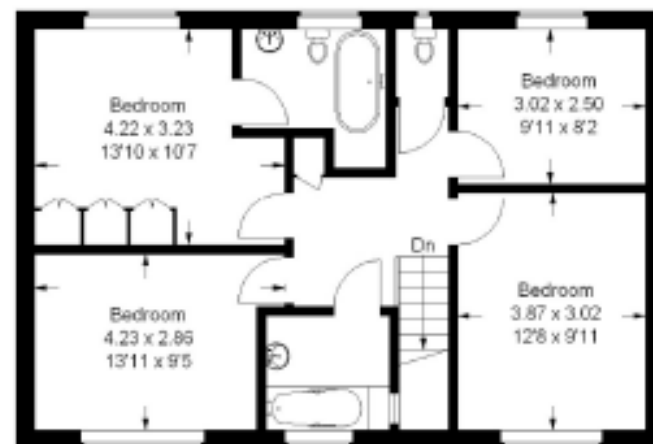
Approximate Gross Internal Area (Including Garage) = 153.4 sq m / 1651 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

