



Wise Lane
Mill Hill NW7

76 Wise Lane

Mill Hill, London NW7 2RG

Planning permission has been granted for a new home of 8,000sqft which is currently under construction but needs to be completed by the incoming purchaser.

The property is arranged over four floors and the approved design includes an extensive leisure and wellness centre, underground parking, a passenger lift, multiple reception rooms and five en-suite bedrooms.

Importantly, the planning permission has been fully implemented through the extensive works already carried out on site, including demolition of the original dwelling, site preparation, and the installation of a substantial piled foundation system. As such, the consent remains secured and forms a significant part of the site's value. Furthermore, one of the most technically complex, time-consuming and costly stages of the development has already been completed, substantially reducing both construction risk and programme uncertainty for a future purchaser or developer.

To date, approximately £450,000 has been invested in the project, covering professional fees, architectural, structural, and M&E engineering designs, demolition works, site preparation, and the foundation package. In addition to the capital already invested, a purchaser would benefit from the considerable time savings associated with having all planning, architectural, structural and engineering work completed and the planning permission already implemented.

The plot extends to approximately one-third of an acre and enjoys direct access to the Arrandene Nature Reserve, providing a unique setting, privacy and outlook that is rarely available within the area.

The project was paused due to COVID and our involvement in other developments, but we are now considering bringing it to the market.

We have been advised by the client that based on current estimates, they believe the remaining build cost would be in the region of £1.5 to £1.8 million, depending on the finish materials, with a potential end value of around £6.5 million, subject to market conditions and final specification.

76 WISE LANE – GROUND FLOOR
AS PER ARCHITECTURAL PLAN



76 WISE LANE – FIRST FLOOR

AS PER ARCHITECTURAL PLAN



4 SPACIOUS BEDROOMS
ALL WITH EN-SUITES



PRIVATE BALCONIES
TO BEDROOMS 1 – 4



PASSENGER LIFT
SERVING ALL LEVELS

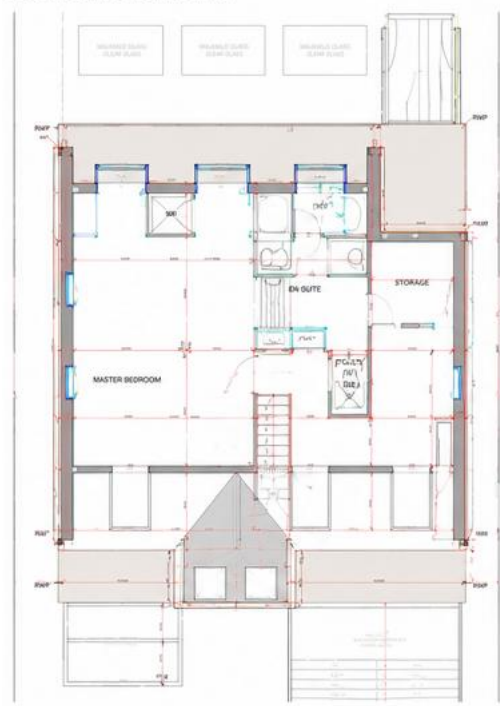


BRIGHT LANDING
NATURAL LIGHT VIA SKYLIGHT



PREMIUM FINISHES
THROUGHOUT

5 WISE LANE – SECOND FLOOR MASTER BEDROOM SUITE
PER ARCHITECTURAL PLAN



MASTER BEDROOM – VIEW TOWARDS REAR



WALK IN WARDROBE



EN-SUITE – VIEW TOWARDS SHOWER & WINDOW



PASSENGER LIFT ACCESS



MASTER BEDROOM – VIEW TOWARDS FRONT



EN-SUITE – VIEW TOWARDS DOOR & WARDROBE



EN-SUITE – SHOWER & WC



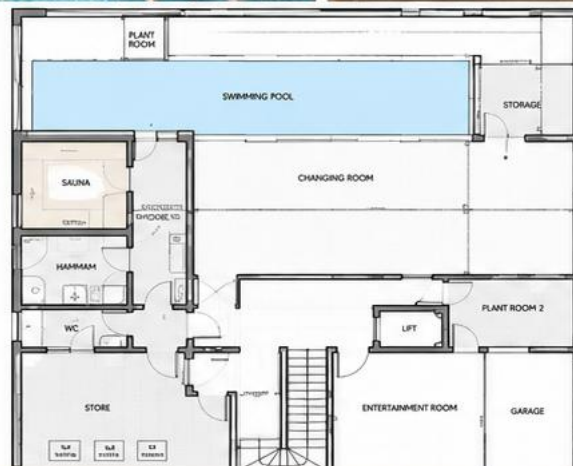
SWIMMING POOL



SPA & SAUNA



GYM



ENTERTAINMENT ROOM



LIVING AREA



LOBBY & HALLWAY

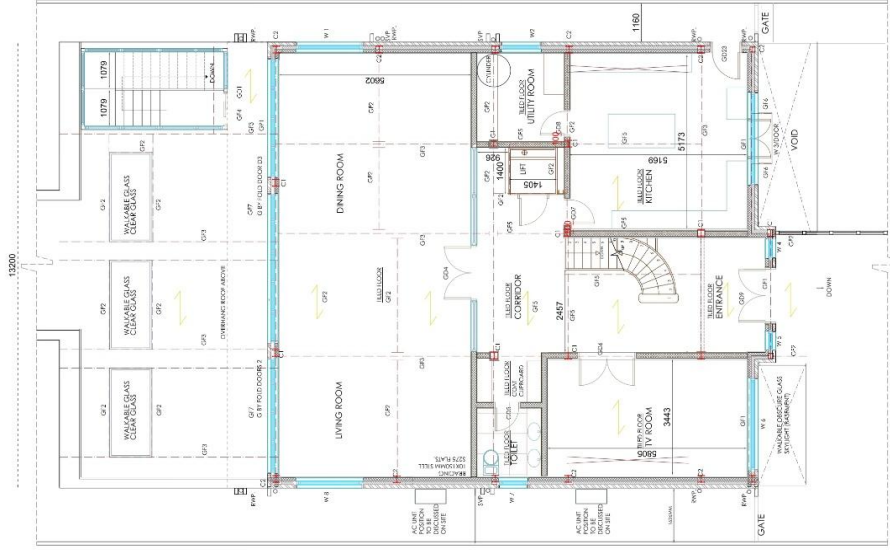


CHANGING ROOM

PLAN

GROUND FLOOR SECTION

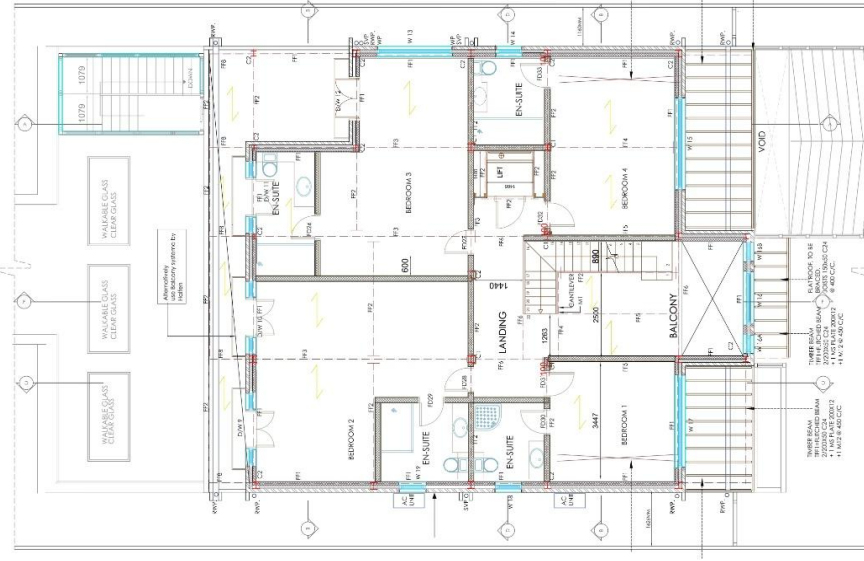
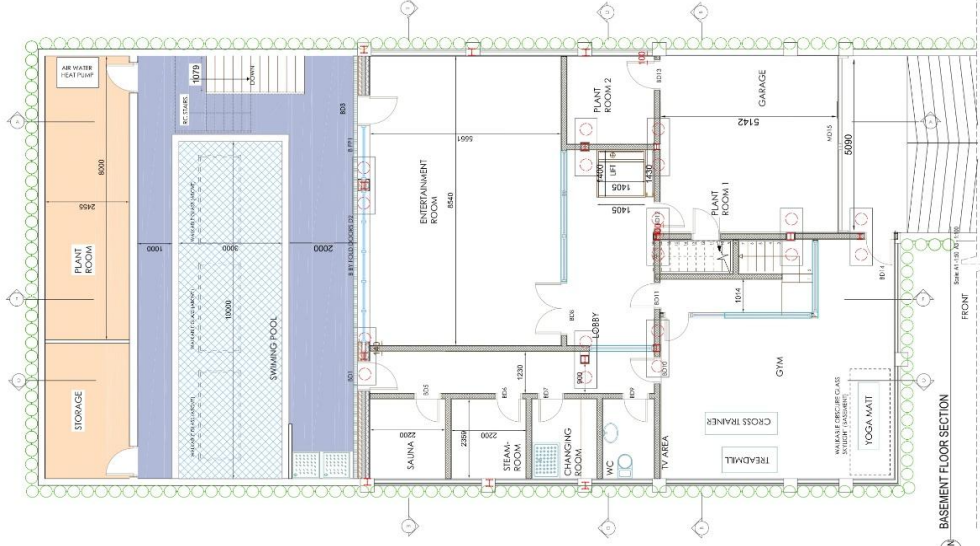
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PLAN

BASEMENT FLOOR SECTION

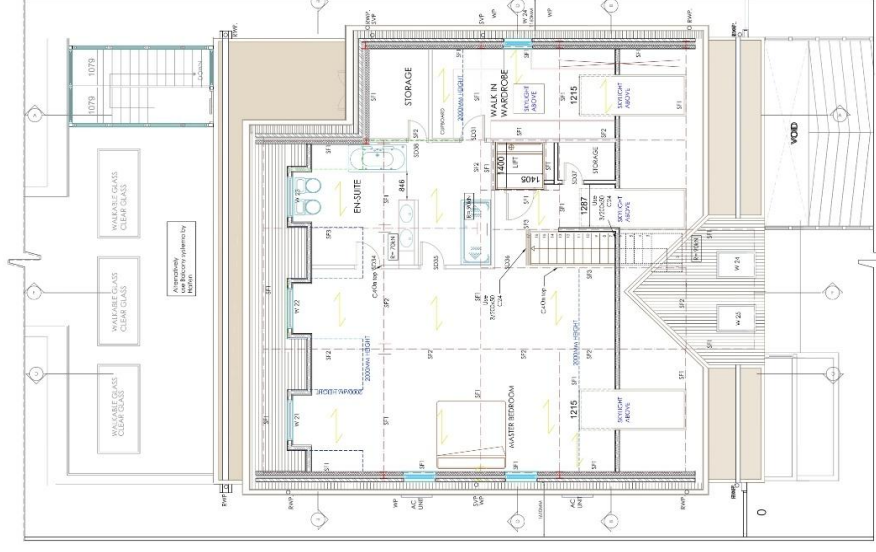
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PLAN

FIRST FLOOR SECTION

Scale 1:100 A1: 1/10



PLAN

SECOND FLOOR SECTION

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76 WISE LANE

MILL HILL, LONDON NW7

FRONT ELEVATION

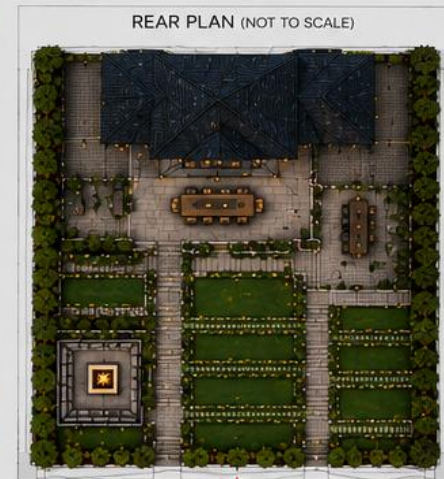
- ELECTRIC GATES
- RAMP DOWN TO LOWER GROUND GARAGE
- RAMP UP TO ELEVATED PARKING
- PEDESTRIAN ACCESS GATE
- FAR REACHING VIEWS



FRONT (WISE LANE)

REAR VIEW & GARDEN

- BBQ & BAR / DINING AREA (RIGHT)
- FIRE PIT LOUNGE (LEFT)
- TERRACED LANDSCAPED GARDEN
- GARDEN SLOPES DOWN (APPROX. 30°)
- STAGGERED LEVELS WITH STEPS
- VIEWS TOWARDS ARENDENE NATURE RESERVE



REAR (NATURE RESERVE)



RAMP DOWN TO
LOWER GROUND
GARAGE



RAMP UP TO
ELEVATED
PARKING



PEDESTRIAN ACCESS
VIA SIDE GATE



SECURE ELECTRIC
GATES



PARKING FOR
2 CARS ON
ELEVATED LEVEL

BBQ & BAR /
DINING AREA
PERFECT FOR
ENTERTAINING



FIRE PIT LOUNGE
ALL YEAR ROUND
COMFORT



TERRACED GARDEN
SLOPES DOWN (30°)
WITH STEPS



STUNNING VIEWS
TOWARDS ARENDENE
NATURE RESERVE