



# Freehold Medical Premises with Development Potential For Sale – EN1

Only 150m from Enfield Town Rail Station

GILMARTIN LEY

29 Fyfield Road,

ENFIELD, EN1 3TT



## Price

Guide Price £700,000 subject to contract



## Property Description

The property comprises a semi detached house which has been occupied and traded as a Chiropody clinic for a number of years. The building is arranged over ground and first floors, with an additional loft room.

The building falls within Planning Use Class E so it can be used for a variety of purposes including day nursery and office without requiring a separate planning permission.

The configuration of the building currently provides for an open plan reception / waiting room, 3 treatment rooms, WC and kitchen/utility room at ground floor, with rear door access to the yard. The first floor has an office room, treatment room, bedroom, kitchen and family bathroom. The loft/attic room is accessed via a narrow staircase and provides additional office/storage accommodation.

Externally, the front driveway accommodates parking for 2 cars. There is vehicular access via the shared driveway to the rear yard (former garden), which incorporates hardstanding parking for approximately 3 cars and access to a large single garage.

## Key considerations:

- > Rarely available freehold available with vacant possession
- > Gross Internal Area: 180.5 sq m (1,943 sq ft)
- > Desirable and affluent North London location
- > Suitable for a variety of uses and potential redevelopment (STPP)
- > Enfield Town centre location
- > In the same ownership for 35 years
- > Excellent public transport communications
- > 150m to Enfield Town Station (London Overground)

<https://www.gilmartinley.co.uk/properties/for-sale/medical-gym/enfield-town/enfield/en1/29693>

*Our ref:* 29693

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

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## Accommodation

Gross Internal Area: 181 sq.m. (1,942 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Loft / Attic room	35.22	379	Office/storage room
First Floor	70.78	761	Office, consulting/treatment room, bedroom, kitchen & bathroom
Ground Floor	74.54	802	3 x consulting/treatment rooms, waiting room, kitchen/utility room & WC
External			Parking for circa 5 cars within front & rear yards plus a large single garage.

## Property Location

The property is located on the west side of Fyfield Road, a desirable residential road in the heart of Enfield Town.

Enfield lies some 14 miles north of Central London, 2.5 miles north of the A 406 North Circular Road and 3 miles south of the M25 Motorway which connects directly via the A10 Great Cambridge Road.

The property is located less than 150m to Enfield Town Station (London Overground) which provides regular direct services to Seven Sisters Station (Victoria Line) and London Liverpool Street Station within 15 and 33 minutes respectively.

There are multiple bus services serving Greater and Inner London in the immediate vicinity.

<b>Terms</b>	Freehold for sale with vacant possession
<b>Legal Fees:</b>	Each party is to bear its own legal fees
<b>Local Authority:</b>	London borough of Enfield
<b>Viewings:</b>	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
<b>Further information at:</b>	<a href="https://www.gilmartinley.co.uk/properties/29693">https://www.gilmartinley.co.uk/properties/29693</a> Floorplans Energy Performance Certificate OS extract Offer Requirements Document
<b>Last Updated:</b>	19 Apr 2024

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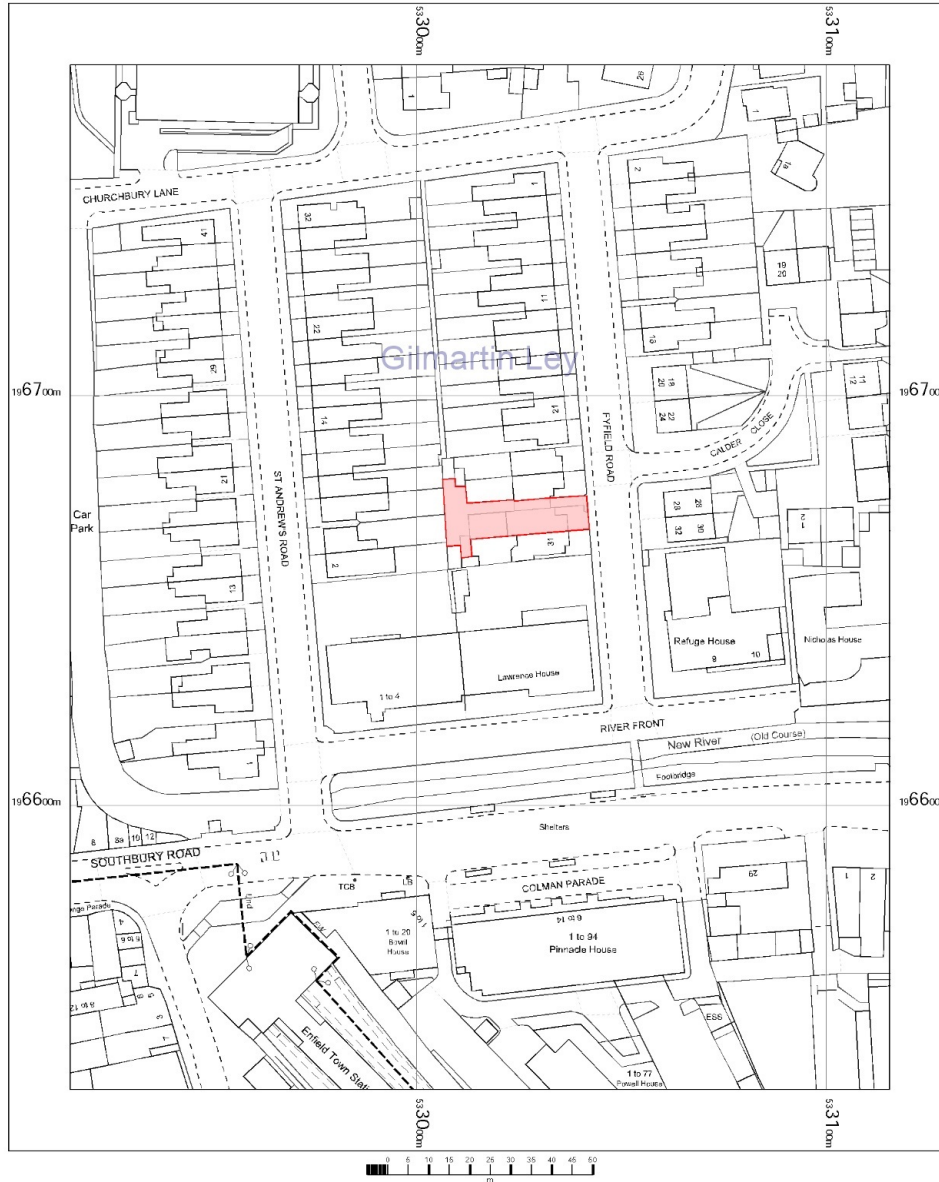


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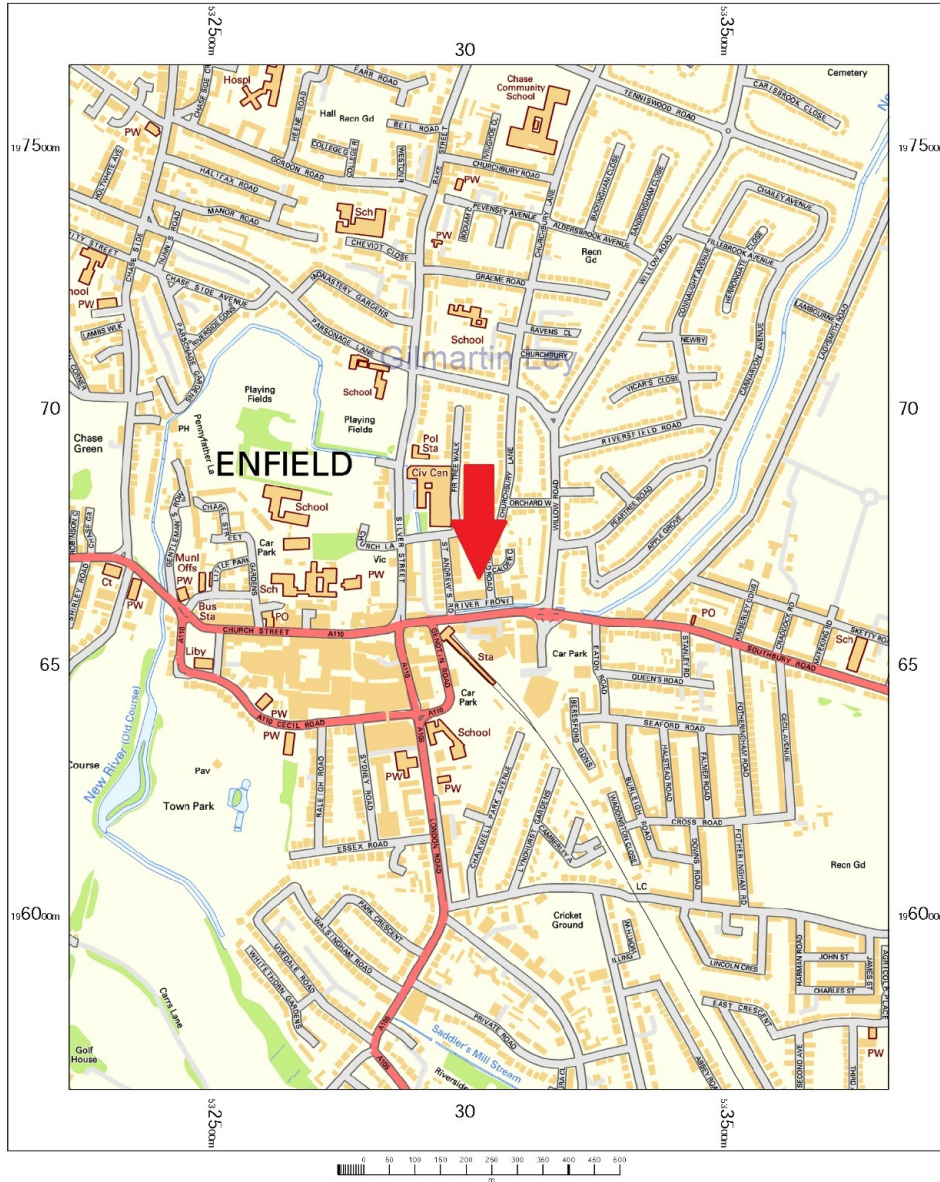


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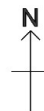
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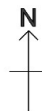
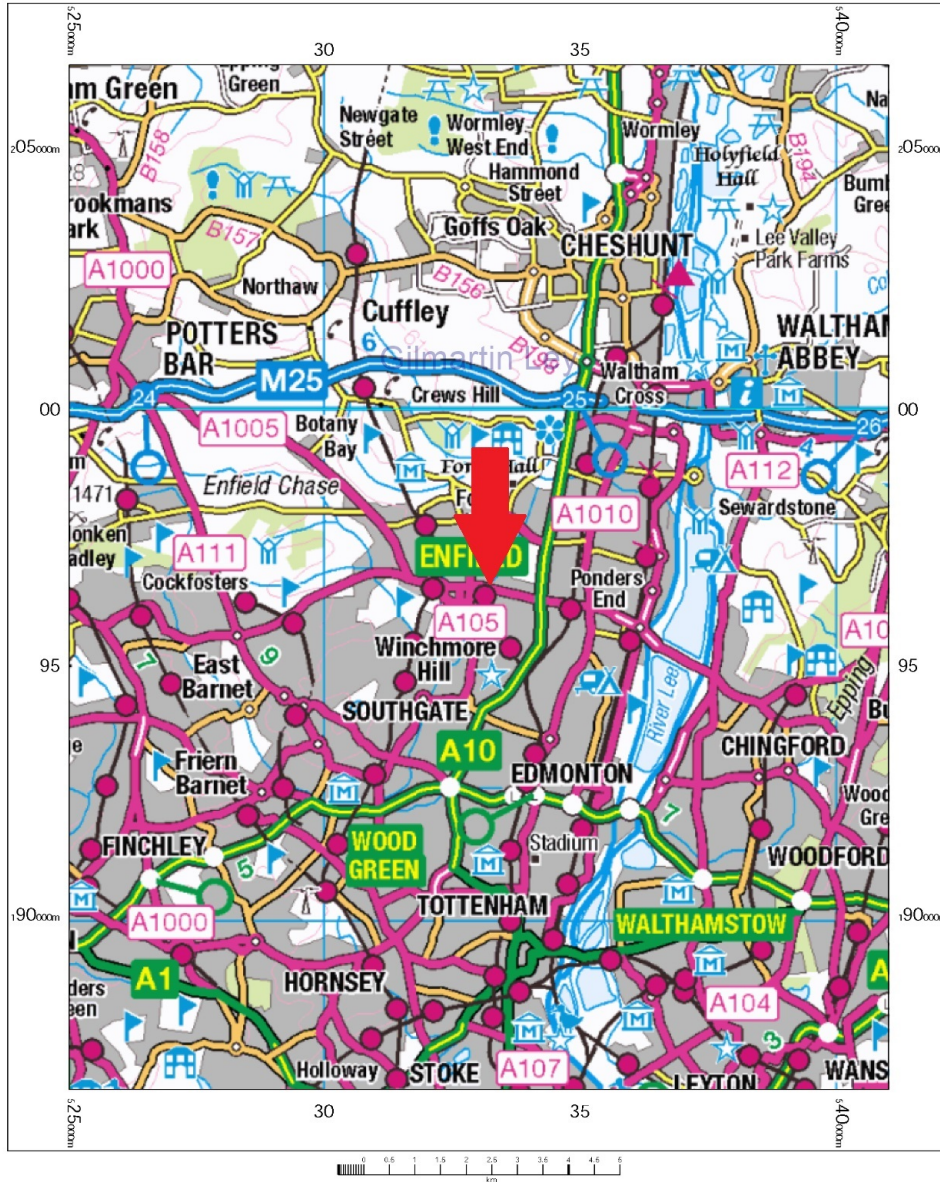


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