



GILMARTIN LEY

# Freehold Medical Premises with Development Potential For Sale – EN1

Only 150m from Enfield Town Rail Station

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

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Freehold Medical Premises with Development Potential For Sale – EN1

Only 150m from Enfield Town Rail Station

## 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.

## Terms

Freehold for sale with vacant possession

## Legal Fees:

Each party is to bear its own legal fees

## Local Authority:

London borough of Enfield

## Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

## Further information at:

<https://www.gilmartinley.co.uk/properties/29693>  
Floorplans  
Energy Performance Certificate  
OS extract  
Offer Requirements Document

## Last Updated:

29 Nov 2024

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.

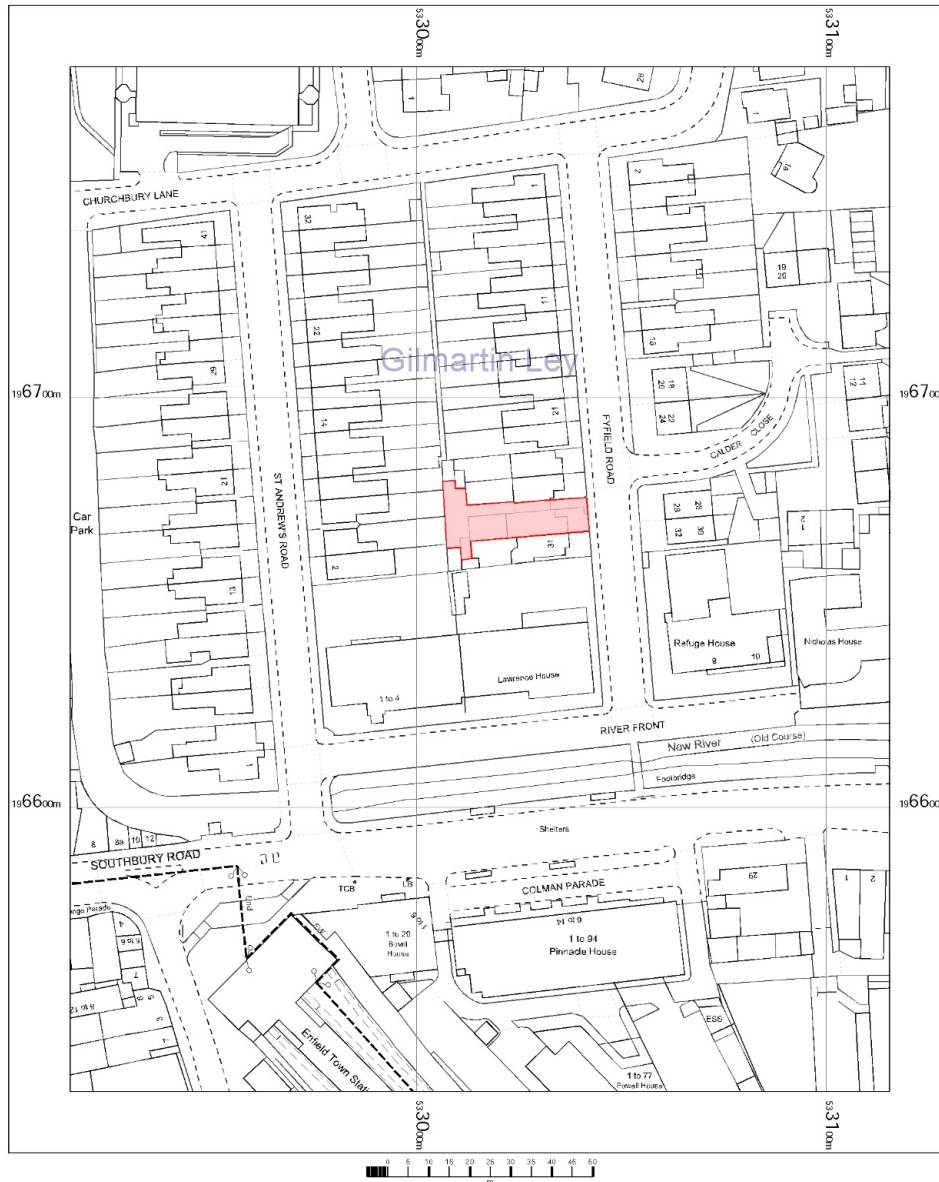


GILMARTIN LEY

# Freehold Medical Premises with Development Potential For Sale – EN1

Only 150m from Enfield Town Rail Station

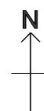
29 Fyfield Road, Enfield EN1 3TT



OS MasterMap 1250/2500/10000 scale  
Monday, July 24, 2023, ID: CM-01116532  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

1:1250 scale print at A4, Centre: 533016 E, 196656 N

©Crown Copyright Ordnance Survey. Licence no. AC0000849896



Map supplied by  
Centremaps Live

<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

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

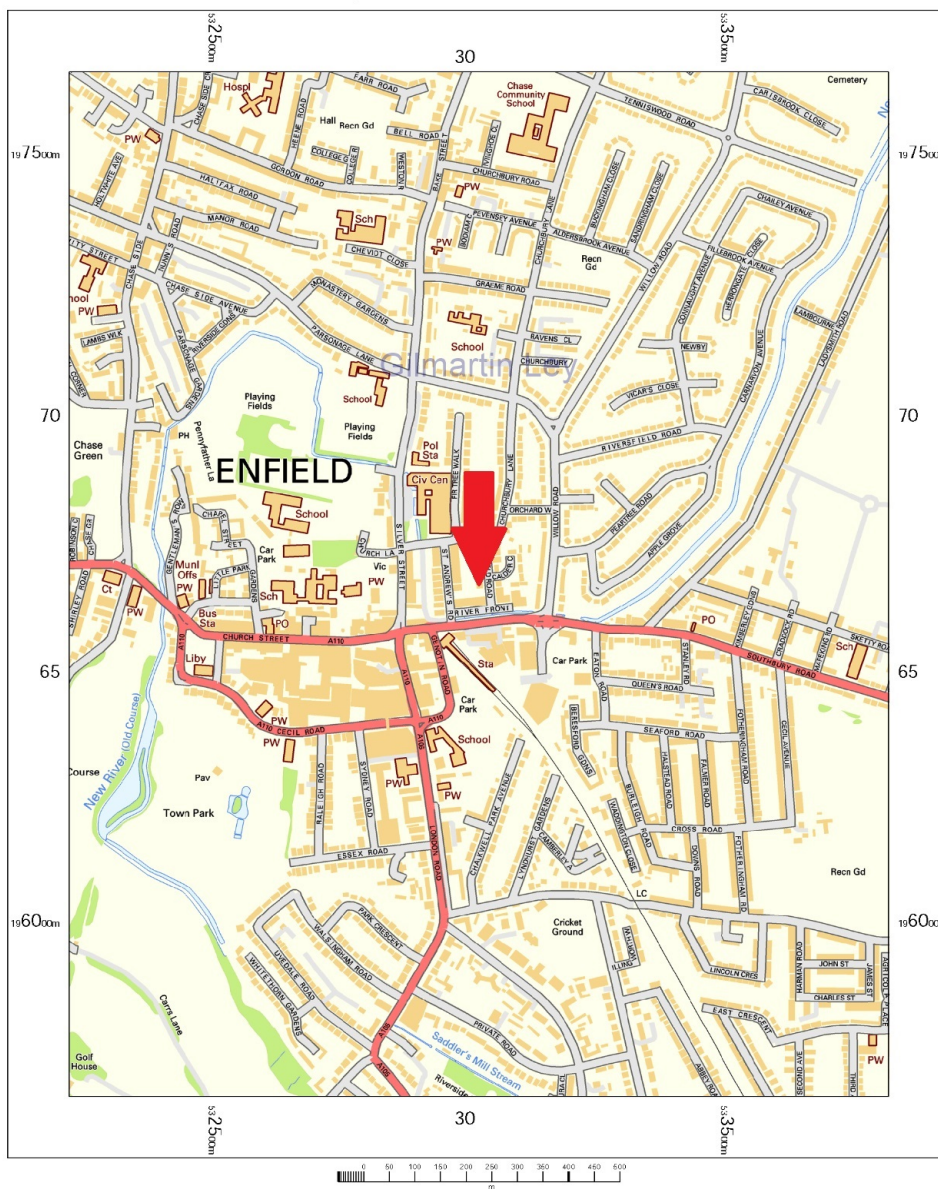
Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



# Freehold Medical Premises with Development Potential For Sale – EN1

**Only 150m from Enfield Town Rail Station**

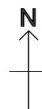
29 Wyfield Road, Enfield EN1 3TT



OS Streetview  
Monday, July 24, 2023, ID: CM-01116536  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

1:10000 scale print at A4, Centre: 533028 E, 196669 N

Contains OS data © Crown copyright [and database right]



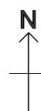
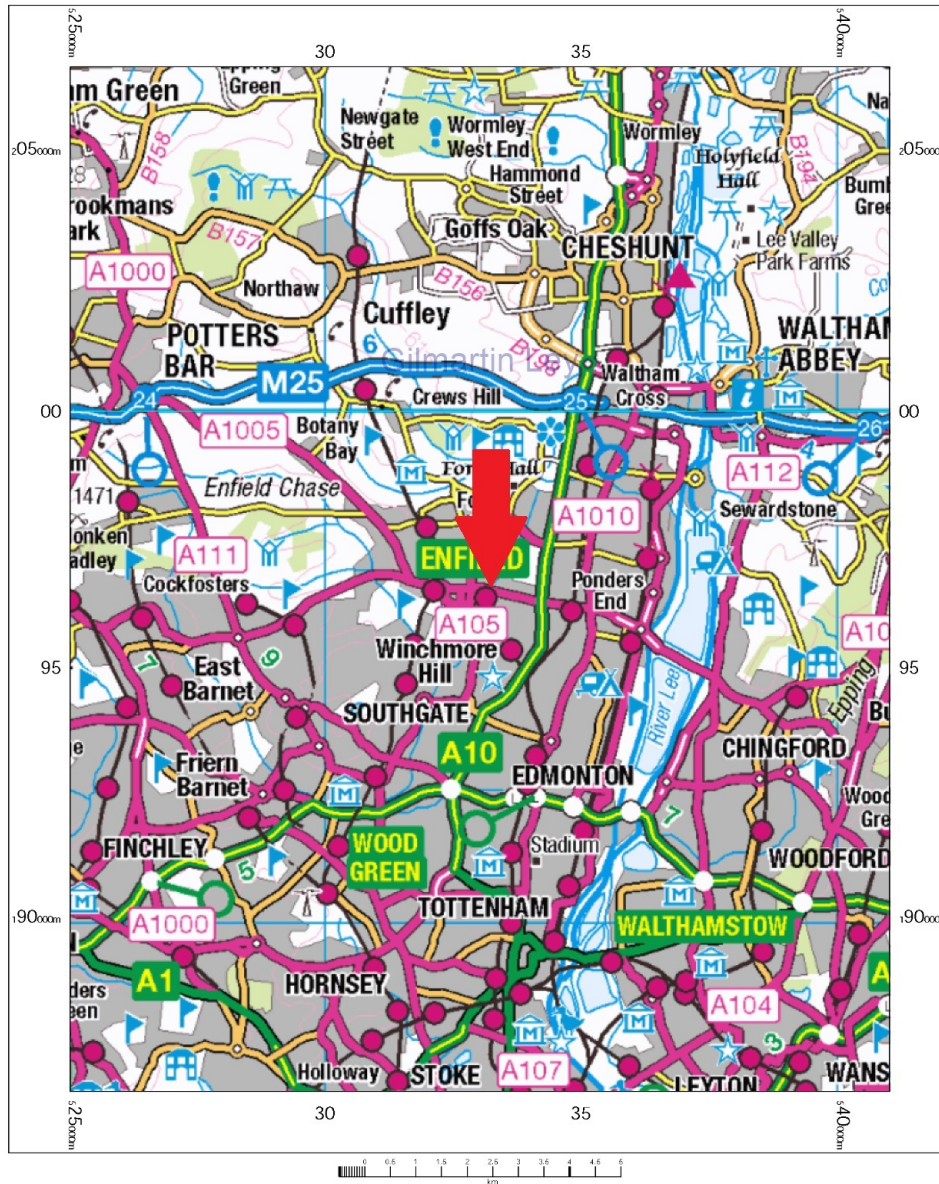
Map supplied by  
Centremaps Live



# Freehold Medical Premises with Development Potential For Sale – EN1

Only 150m from Enfield Town Rail Station

29 Fyfield Road, Enfield EN1 3TT



Map supplied by  
Centremaps Live

OS 250k scale raster  
Monday, July 24, 2023, ID: CM-01116540  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

1:100000 scale print at A4, Centre: 533029 E, 196713 N

Contains OS data © Crown copyright [and database right]





# Freehold Medical Premises with Development Potential For Sale – EN1

Only 150m from Enfield Town Rail Station



# Freehold Medical Premises with Development Potential For Sale – EN1

Only 150m from Enfield Town Rail Station





# Freehold Medical Premises with Development Potential For Sale – EN1

Only 150m from Enfield Town Rail Station





# Freehold Medical Premises with Development Potential For Sale – EN1

Only 150m from Enfield Town Rail Station





GILMARTIN LEY

# Freehold Medical Premises with Development Potential For Sale – EN1

Only 150m from Enfield Town Rail Station

