



GILMARTIN LEY

Surgery with Consent for Private Dwelling House For Sale - Enfield EN1

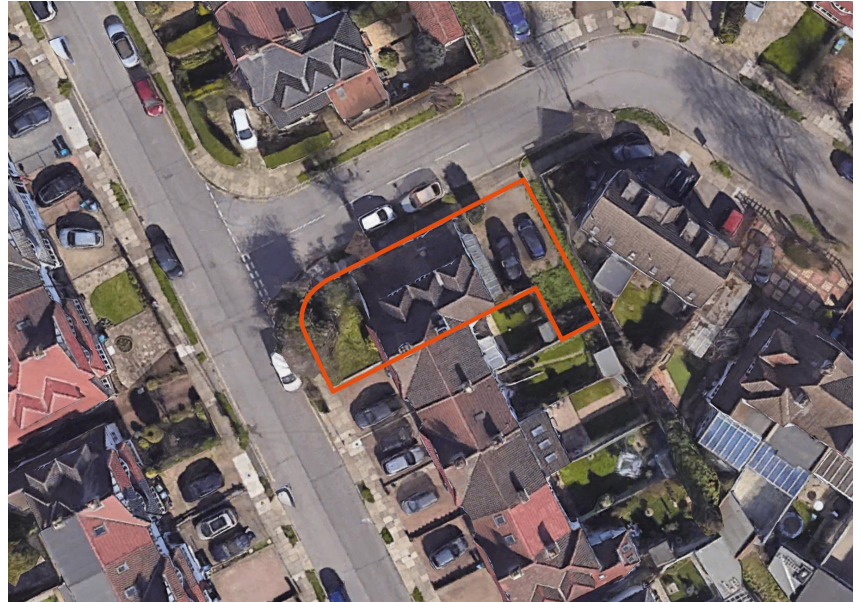
Freehold with vacant possession

**25 Melbourne Way,
Bush Hill Park,
ENFIELD, EN1 1XG**



Price

Guide Price £600,000 subject to contract



Property Description

The property comprises a semi detached former residential house which has been extended and converted for use as a general medical practitioner's surgery, arranged over ground and first floors.

The planning decision notice dated 13.12.85 and with reference no.TP85/1758 also permits the use of the property as a private dwelling house. A copy of the decision notice is available to download.

The ground floor is currently configured as reception area/office with staff kitchenette, hallway, waiting room, 2 x treatment rooms and WC with shower. The first floor has an additional 3 x office / consultation rooms and WC.

Externally, there is off street parking for approximately 4 cars in the area immediately adjacent to the flank wall to the east of the property, accessed via a dropped kerb from Haileybury Avenue. There is an additional area of land immediately adjacent & to the rear of 27 Melbourne Way and a front garden to the west on Melbourne Way.

The property presents an opportunity with a variety of reconfiguration, renovation and redevelopment potential, subject to obtaining the necessary consents.

Key considerations:

- > Freehold available with vacant possession
- > Highly desirable North London location
- > Planning permission for use as general medical practitioner's surgery, or as a private dwelling house
- > Gross internal area: 138.12 sq.m (1,487 sq.ft)
- > Site area: 243.67 sq.m (2,623 sq.ft)
- > Good local amenities within 250m
- > Excellent transport communications:
 - > 220m to Bush Hill Park Station (London Overground)
 - > 200m to Great Cambridge Road and 4.92 km to M25 Motorway (Junction 25)
- > Suitable for a variety of alternative planning uses (STPP)

<https://www.gilmartinley.co.uk/properties/for-sale/development/bush-hill-park/enfield/en1/31821>

Our ref: 31821

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

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London N1 2UN

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Accommodation

Gross Internal Area: 138 sq.m. (1,486 sq.ft.)

Level	Area sq.m.	Area sq.ft.	Description and comments
Ground floor	88.14	948	Reception area / office, hallway, waiting room, 2 x treatment rooms and WC with shower.
First floor	49.97	537	3 x office / consultation rooms and WC.

Property Location

The property is located on the corner of Melbourne Way and Haileybury Avenue, situated in an attractive, predominantly residential location 1.2 kilometres (0.75 miles) from Enfield Town Centre.

There are good local amenities within 250m, which include Sainsbury's local, salons, nursery schools, gyms, pubs, cafes and a number of independent retailers and other businesses.

Transport connections are excellent with Bush Hill Park Railway Station also less than 250m from the property, which provides frequent (every 15 minutes) direct services to London Liverpool Street Station, with a travelling time of 31 minutes and Seven Sisters London Underground Station (Victoria Line), with a travelling time of 11 minutes.

The property is well connected to the road network, with The Great Cambridge Road (A10) only 0.2 km (0.13 miles) to the south-east of the property and the M25 Motorway (Junction 25) 4.92km (3 miles) to the north.

2023 Rateable Value £17000.00

Estimated Rates Payable £8160 per annum

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/31821>
Site Plan
Planning Decision Notice TP85/1758
Offer Requirements
Floor Plans

Last Updated: 10 Apr 2024

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OS MasterMap 1250/2500/10000 scale
Monday, April 8, 2024, ID: CM-01158766
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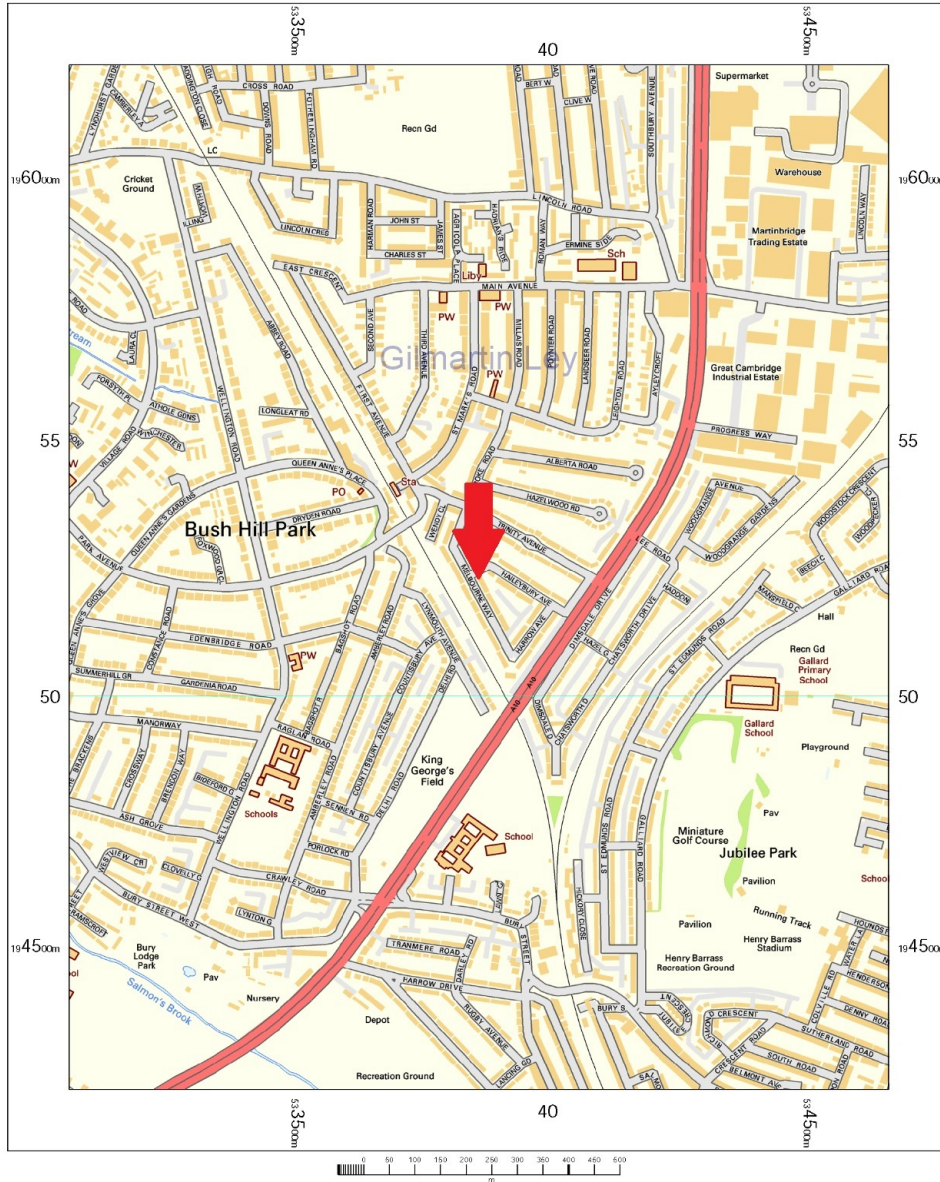


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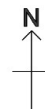
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OS Streetview
Tuesday, March 19, 2024, ID: CM-01155720
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1:10000 scale print at A4, Centre: 533866 E, 195232 N

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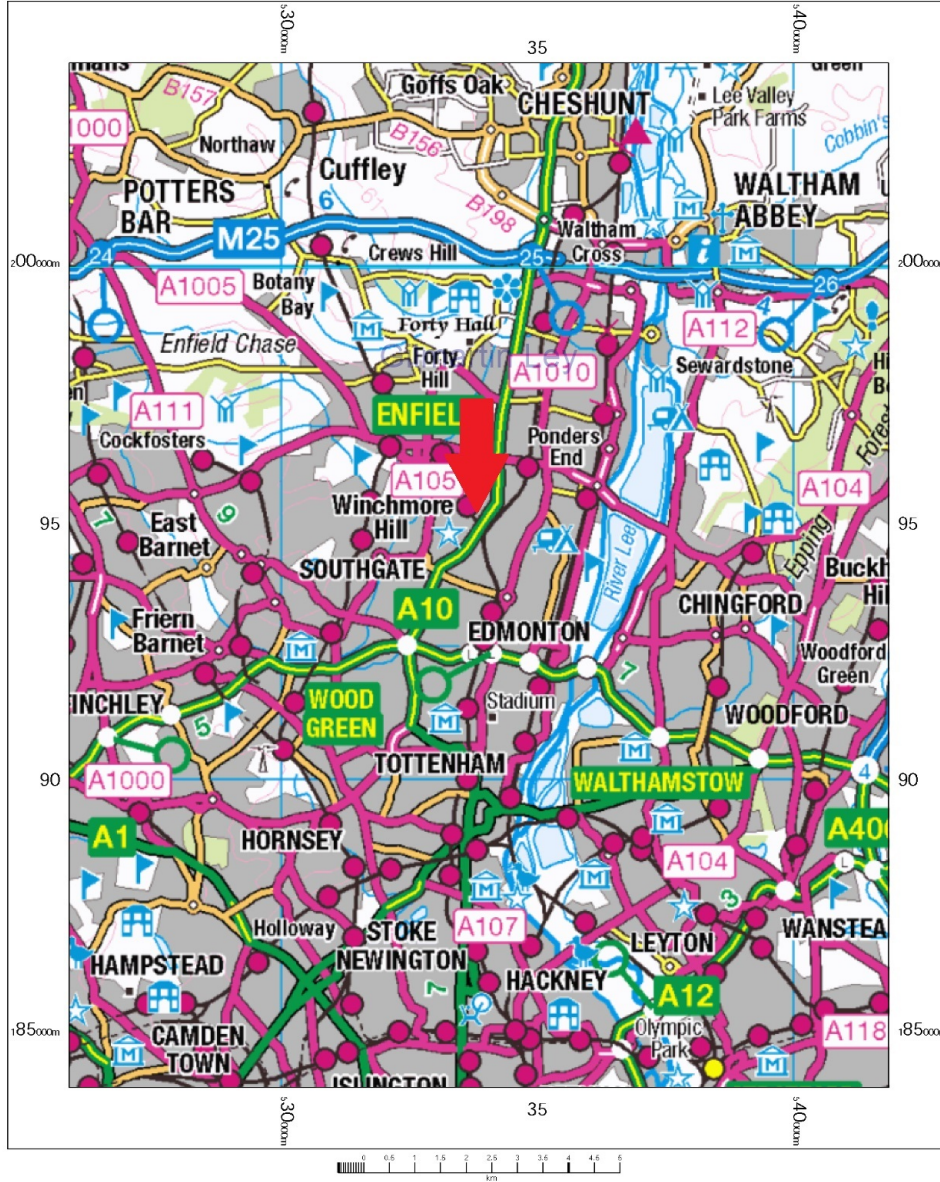


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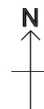
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OS 250k scale raster
 Tuesday, March 19, 2024, ID: CM-01155725
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