



Freehold Day Nursery With Development Potential For Sale - Enfield EN1

Prestigious North London Location

GILMARTIN LEY

**85 Wellington Road
Bush Hill Park,**

ENFIELD, EN1 2PL



Price

Guide price £750,000 subject to contract



Property Description

This single storey day nursery occupies a 14.4m wide, 0.139 acre site which is relatively under-developed. It may allow for the construction of two large semi-detached houses or a flatted scheme subject to planning permission.

The existing building is well-specified with purpose-built children's WCs, a fitted kitchen, manager's office and large garden area. It is ready to be used as a day nursery. The main nursery area which opens onto the rear garden also has air conditioning.

The front forecourt provides off street parking for several cars.

The dimensions of the site and the existing building are on the floor plan which is available to download from our website.

The permitted planning use of the property is currently day nursery only. Outdoor playtime is restricted by a planning condition to 10-11am and 3-4pm.

Key considerations:

- > 0.139 acre freehold site
- > Prestigious North London location
- > Existing single storey day nursery building of 114.58 sq m (1,233 sq ft)
- > Significant development potential
- > Less than 300m from Bush Hill Park Station



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Accommodation

Gross Internal Area: 115 sq.m. (1,233 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Main hall	71.98	774	
Hallway, boiler room, WCs, kitchen and office	42.60	458	
Site area	563.67	6,067	

Property Location

The property is situated in a prime suburban North London location on the east side of Wellington Road, to the south of the junction with Queen Anne's Place in Bush Hill Park.

Wellington Road is a sought-after, prestigious address. The properties in this area are typically large Victorian detached or semi-detached houses, some of which have been redeveloped as flats.

Transport communications are excellent: Bush Hill Park Overground Station providing services to London Liverpool Street with a journey time of c. 30 minutes is less than 300 metres to the east.

Local shopping facilities are excellent: there is a variety of local shops including a Sainsburys Local and post office close to Bush Hill Park Station. Multiple retailers including Marks & Spencer and Next can be found at Palace Gardens Shopping Centre in Enfield Town 1.3 km to the north-west.

There is good local school provision. Most notably The Latymer School which typically ranks in the top 50 secondary schools nationally is 1.6 km to the south.

Terms	Freehold for sale with full 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/33408 2007 planning permission Offer Requirements Document Site plan on map Floor plan and site plan
Last Updated:	20 May 2026

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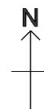
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<https://www.gilmartinley.co.uk/properties/for-sale/development/bush-hill-park/enfield/en1/33408>

Our ref: 33408

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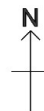
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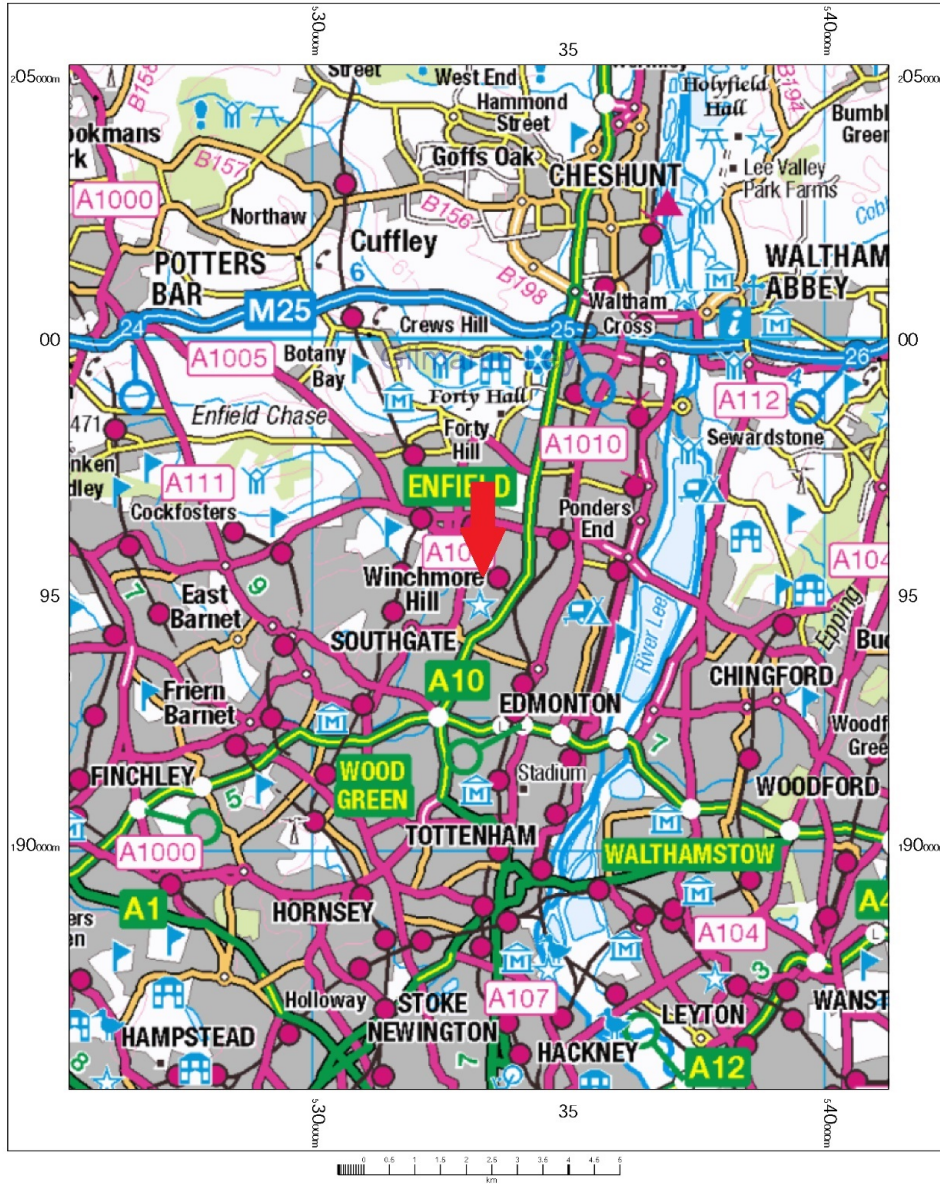


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