



# 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



GILMARTIN LEY

# Freehold Day Nursery With Development Potential For Sale - Enfield EN1

Prestigious North London Location

## 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.

<b>Terms</b>	Freehold for sale with full 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/33408">https://www.gilmartinley.co.uk/properties/33408</a> Offer Requirements Document Site plan on map Floor plan and site plan
<b>Last Updated:</b>	22 Apr 2026

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 Day Nursery With Development Potential For Sale - Enfield EN1

Prestigious North London Location

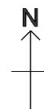
85 Wellington Road, EN1 2PL



OS MasterMap 1250/2500/10000 scale  
Wednesday, March 18, 2026, ID: CM-01268886  
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 533444 E, 195368 N

©Crown Copyright Ordnance Survey, Licence no. AC0000849896



Map supplied by  
Centremaps Live



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

Our ref: 33408

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 Day Nursery With Development Potential For Sale - Enfield EN1

Prestigious North London Location

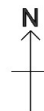
85 Wellington Road, EN1 2PL



OS Streetview  
 Wednesday, March 18, 2026, ID: CM-01268888  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

1:10000 scale print at A4, Centre: 533432 E, 195349 N

Contains OS data © Crown copyright [and database right]



Map supplied by  
 Centremaps Live



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

Our ref: 33408

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)

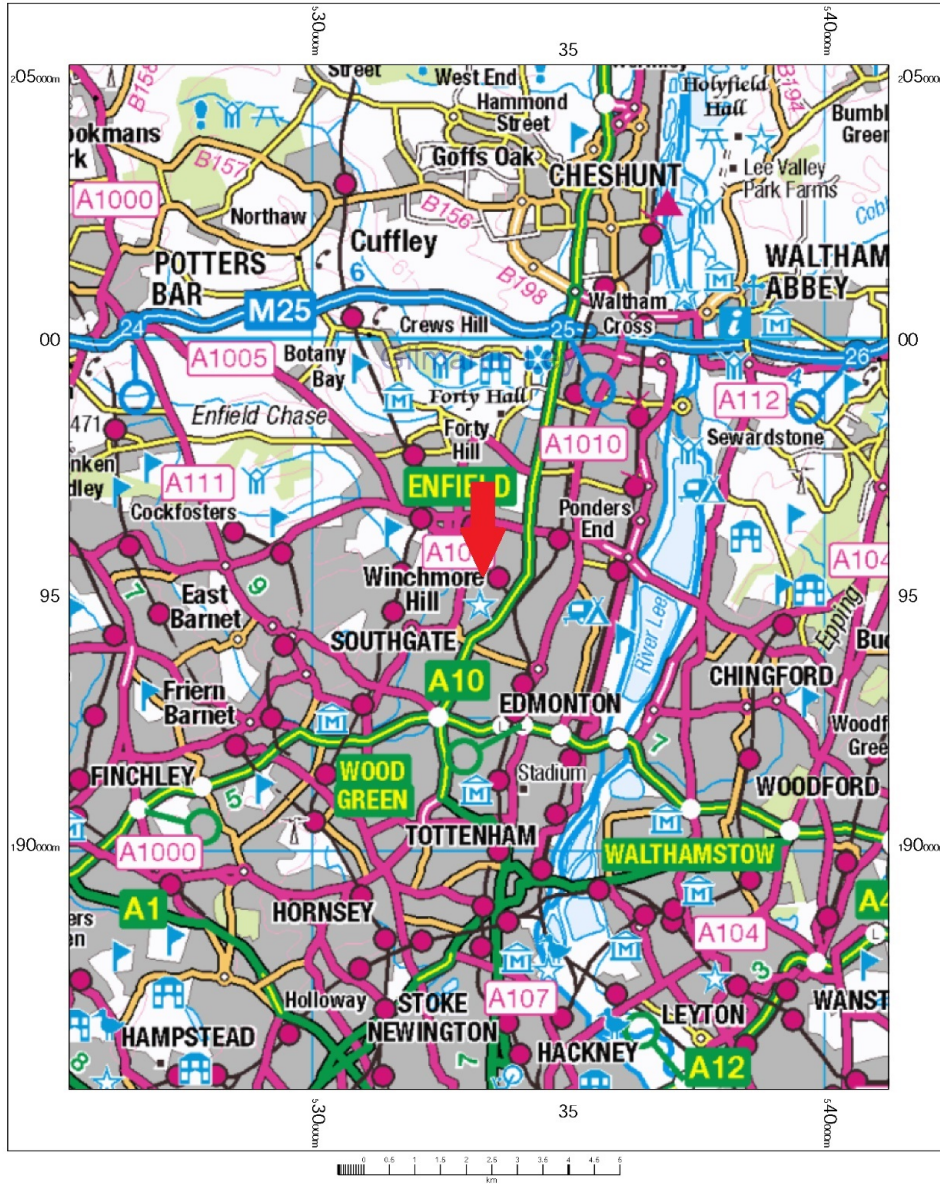


GILMARTIN LEY

# Freehold Day Nursery With Development Potential For Sale - Enfield EN1

Prestigious North London Location

85 Wellington Road, EN1 2PL



OS 250k scale raster  
Wednesday, March 18, 2026, ID: CM-01268889  
www.centremapslive.co.uk  
1:100000 scale print at A4, Centre: 533258 E, 195346 N  
Contains OS data © Crown copyright [and database right]

Map supplied by  
Centremaps Live



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

Our ref: 33408

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 Day Nursery With Development Potential For Sale - Enfield EN1

Prestigious North London Location



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

*Our ref:* 33408

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 Day Nursery With Development Potential For Sale - Enfield EN1

Prestigious North London Location





GILMARTIN LEY

# Freehold Day Nursery With Development Potential For Sale - Enfield EN1

Prestigious North London Location





GILMARTIN LEY

# Freehold Day Nursery With Development Potential For Sale - Enfield EN1

Prestigious North London Location





GILMARTIN LEY

# Freehold Day Nursery With Development Potential For Sale - Enfield EN1

Prestigious North London Location



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

*Our ref:* 33408

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)