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SITUATION

Located within this popular residential area, close to the junction with Ordnance Road, and approx. 1 mile from the multiple shopping facilities on Hertford Road.

Enfield is a popular suburb approx. 13 miles north of central London and enjoying easy access to the M25 (Junction 25).

PROPERTY

Site Width 49'0"

Site Depth 95'0"

Site Area Approx. 4,633 sq ft

Comprising a **Detached Bungalow on a rectangular site** with side drive in access through double gates to a rear **Double Garage** and adjoining **2 Storey Building with external wrought iron spiral staircase**.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The rear building is suitable for a variety of uses such as Garaging, Granny Flat, Office, Workshop, Playroom etc., subject to obtaining the necessary consents.

Note 2: Refer to Auctioneers for the video tour of the property.

ACCOMMODATION

Ground Floor Bungalow

Front Room 1 12'2" x 10'10"

Front Room 2 12'1" x 16'7"

Rear Room 12'1" x 14'0" with French doors to timber patio

Side Room 12'2" x 9'2"

Kitchen 10'1" x 9'1"

Bathroom/WC 7'0" x 7'5" with bath and shower cubicle

External WC

(GIA Approx. 876 sq ft)

Detached Rear Building

Double Garage 14'5" x 19'8"

Right Ground 15'9" x 30'8"

Right First Floor 16'7" x 30'10"

(GIA Approx. 1,276 sq ft)

PLANNING

Planning permission was granted on 2nd November 2021 for the redevelopment of the site involving demolition of existing buildings and the construction of a part 2, part 3 storey block of 5 flats (four 2 Bed Flats, one 3 Bed flat, totalling GIA 3,783 sq ft). **Refer to Auctioneers for Planning Documentation.**

Vacant Bungalow and Detached Rear Building + Planning for 5 flats

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

Vendor's Solicitors

Axiom DWFM

Tel: 020 7408 8888 Ref: Miles Fish

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Rear Double Garage & 2 Storey Building



Artist's Impression of block of 5 flats - see Planning

