



**Stephen James  
Properties LLP**

**OF INTEREST TO DEVELOPERS, INVESTORS AND OWNER OCCUPIERS**

**DETACHED OFFICE / RESIDENTIAL BUILDING**

**ON PROMINENT 0.25 ACRE CORNER SITE**

**DEVELOPMENT POTENTIAL (STP)**

**FREEHOLD FOR SALE**

**59 LONDON ROAD  
ENFIELD  
MIDDLESEX**



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, SJ Properties LLP and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

**Stephen James Properties LLP, Unit 1, Martinbridge Estate, Lincoln Road, Enfield, EN1 1SP**

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Stephen James Properties LLP is a Limited Liability Partnership registered in England and Wales, registered number OC360953. VAT No: 113 0446 66  
Registered Office: Russell Bedford House, City Forum, 250 City Road, London, EC1V 2QQ.



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**Location:** The property occupies a prominent corner position on the western side of London Road, at the junction with Essex Road. The recently completed PalacExchange Shopping Centre, providing approximately 160,000 sq ft of new retail space is less than a quarter of a mile to the north.

Enfield Town (WAGN) Station is also less than a quarter of a mile away and provides connections to Seven Sisters (Victoria Line) Underground and Liverpool Street Stations. Junction 25 of the M25 is approximately three miles to the north via the Great Cambridge Road (A10).

**Description:** The property comprises a detached two storey building with a single storey rear extension. The ground floor offices have been refurbished and are mainly open plan with two private offices/meeting rooms. A basement provides secure storage. The first floor comprises a large residential flat, currently occupied under a regulated tenancy, however we are advised that full vacant possession will be available on completion. The rear of the property provides car parking, accessed via Essex Road.

**Planning:** The existing use of the ground floor is B1(a) and the first floor is residential (C3). Whilst no formal discussions have taken place with the planners at the London Borough of Enfield, the site would accommodate a comprehensive mixed use development, possibly incorporating ground floor offices with flats on the upper floors. Interested parties are advised to make their own enquiries to the Local Planning Authority.

**Floor Areas:** All floor areas are approximate only: -

Ground Floor Offices	2,300 sq ft	(214m <sup>2</sup> )
Basement Storage	<u>700 sq ft</u>	<u>(65m<sup>2</sup>)</u>
<b>Total Net Internal</b>	<b>3,000 sq ft</b>	<b>(279m<sup>2</sup>)</b>

First Floor self-contained three bedroom flat.

Site area approximately 0.25 acres (0.10 hectares).

**Tenure:** Freehold with full vacant possession.

**Price:** Offers in excess of £1,000,000 subject to contract.

**V.A.T.:** The property is not elected for VAT.

**Viewing:** Strictly by appointment with Sole Agents: -

**Stephen James Properties LLP**

**Jeremy Dangerfield**

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