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Jeremy Leaf & Co.









Eagle Close, Enfield, London, EN3

Guide Price £850,000

- Planning approved (25/00689/FUL)
- London Borough of Enfield
- 35 lockup garages occupying the site currently producing a rental income of approx. £41,600 per annum.
- Consent for new build block of 7 flats
- CIL - £14,992
- Close to Southbury and Ponders End Stations

863 High Road, London, N12 8PT
020 8446 4295

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Eagle Close, Enfield, London, EN3 4RS

Freehold land to be sold with the benefit of planning permission (25/00689/FUL) from the London Borough of Enfield for a new build three storey block of 7 residential flats.

There are currently 35 lockup garages occupying the site producing a rental income of approximately £41,600 per annum.

We are informed by the vendor the CIL liability will amount to approximately £14,992 and there is no S106.

Eagle Close is a secluded cul-de-sac located in popular and well connected Ponders End which boasts a variety of local amenities, including shops, parks, schools and public transport. There is a Tesco superstore about 0.2 miles away and Asda superstore 0.5 miles away.

Southbury Station lies approximately 0.4 miles away providing direct access into London Liverpool Street as does Ponders End Station which is only about 0.7 miles away and also offers a direct connection to Tottenham Hale. Multiple bus route connections (191, 313 & 491) are around 0.1 miles away.

Offers are invited for the freehold interest at the guide price of £1,000,000 with vacant possession - subject to contract only - to sole agents Jeremy Leaf & Co from whom copies of plans, draft planning consent and other information is available. Viewings must be arranged strictly by appointment only via Jeremy Leaf & Co.



Council Tax Band:

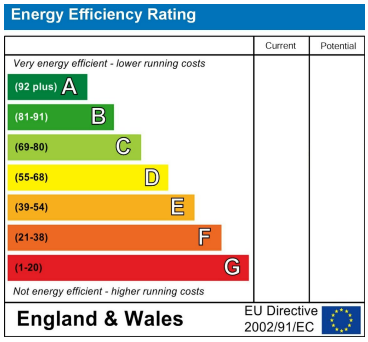


Directions

Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:



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