



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Baker Street, Enfield, EN1 3LQ



Offers In The Region Of £645,000

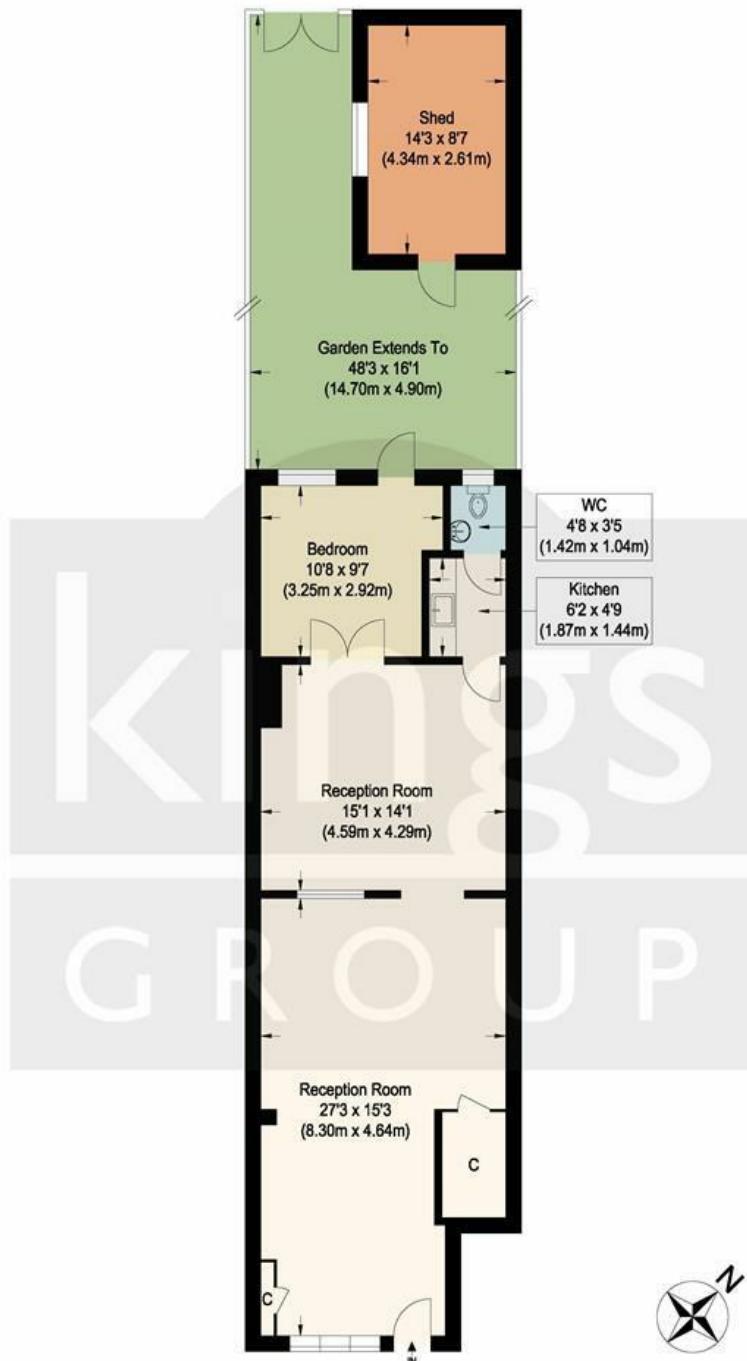
We are delighted to present an exciting and versatile opportunity to acquire a freehold mixed-use property in the vibrant and well-connected heart of Enfield, North London.

Rental Income: £52,000 - £55,000 PA | Freehold | Fully Vacant

Location Highlights

Situated on Baker Street (EN1), this property benefits from excellent footfall and easy access to a wide array of local shops, cafés, schools, supermarkets, and amenities.





Ground Floor

Baker Street

Approximate Gross Internal Floor Area : 72.30 sq m / 778.23 sq ft (Excluding Shed)

Shed Area : 11.30 sq m / 121.63 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



Associated Offices in London, Essex and Hertfordshire
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