



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Clydesdale, Enfield, EN3 4RN
Guide Price £185,000


KINGS GROUP offer an exceptional opportunity to acquire a fully consented development site with planning permission granted for the construction of a 2-storey, end-of-terrace, two-bedroom dwelling, including private parking, cycle and refuse storage, landscaping and associated works, together with alterations to the existing roof and ground floor rear extensions.

Situated on a highly sought-after residential turning in the heart of Ponders End, this site offers an outstanding prospect for investors, builders, and developers looking to deliver a high-demand residential unit in a well-connected and rapidly improving North London location.

Planning Highlights.

Approved for a 2-storey, end-of-terrace, 2-bedroom house
Off-street parking space

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Associated Offices in London, Essex and Hertfordshire
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