



Standard Road, Enfield, EN3 6DP Asking Price £125,000

KINGS GROUP are delighted to present this unique and versatile freehold opportunity, situated to the rear of 77 Standard Road in a convenient and well-connected location.

The property comprises a Freehold One Bedroom Unit, along with a detached pair of two freehold garages and additional land, occupying a site area of approximately 2,800 sq. ft. This rare offering presents a variety of possibilities for owner-occupiers, investors, or developers, with further potential subject to obtaining the necessary planning consents.

The existing one-bedroom unit offers well-proportioned accommodation and may present an attractive rental opportunity. We understand there may be potential for the unit to achieve approximately £1,500 per calendar month (£18,000 per annum).

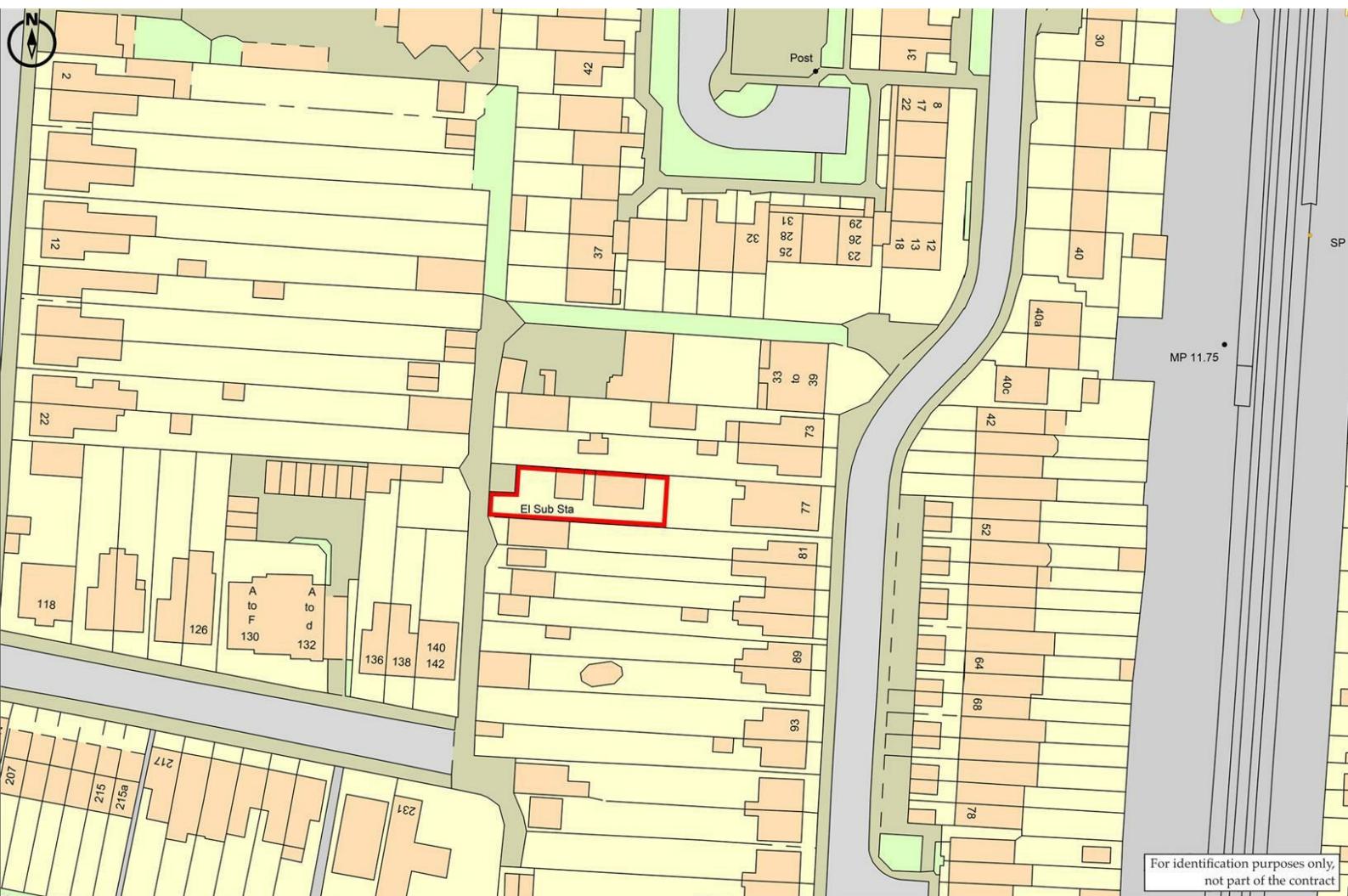
The property is ideally located within approximately a quarter of a mile of local shopping and everyday amenities, providing convenience for residents and tenants alike. Enfield Lock Train Station is within easy walking distance, offering regular services into Tottenham Hale and London Liverpool Street, making this an excellent option for commuters.

In addition, Albany Park is close by, providing green open space and recreational facilities. The area is well served by bus routes and offers straightforward access to the A10 and M25, further enhancing its connectivity.

Summary

A rare opportunity to acquire a freehold site with garages, land, and development potential in a well-connected residential location. Ideal for investment, owner-occupation, or longer-term strategic development (STPP).

- Freehold One Bedroom Detached Unit
- Further Development Potential (STPP)
- Located Within Walking Distance of Enfield Lock Station
- Rare Freehold Site with Multiple Income & Development Angles
- Detached Pair of Two Freehold Garages
- Excellent Investment Opportunity
- Close to Local Shops, Amenities & Albany Park
- Site Area of Approximately 2,800 sq. ft.
- Potential Rental Income of Approx. £18,000 Per Annum
- Strong Road Links to A10 & M25



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