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186 Hertford Road
Enfield EN3 5AZ
Tel: 020 8805 5959

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

- Freehold One Bedroom Detached Unit
- Site Area of Approximately 2,800 sq. ft.
- Excellent Investment Opportunity
- Located Within Walking Distance of Enfield Lock Station
- Strong Road Links to A10 & M25

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).

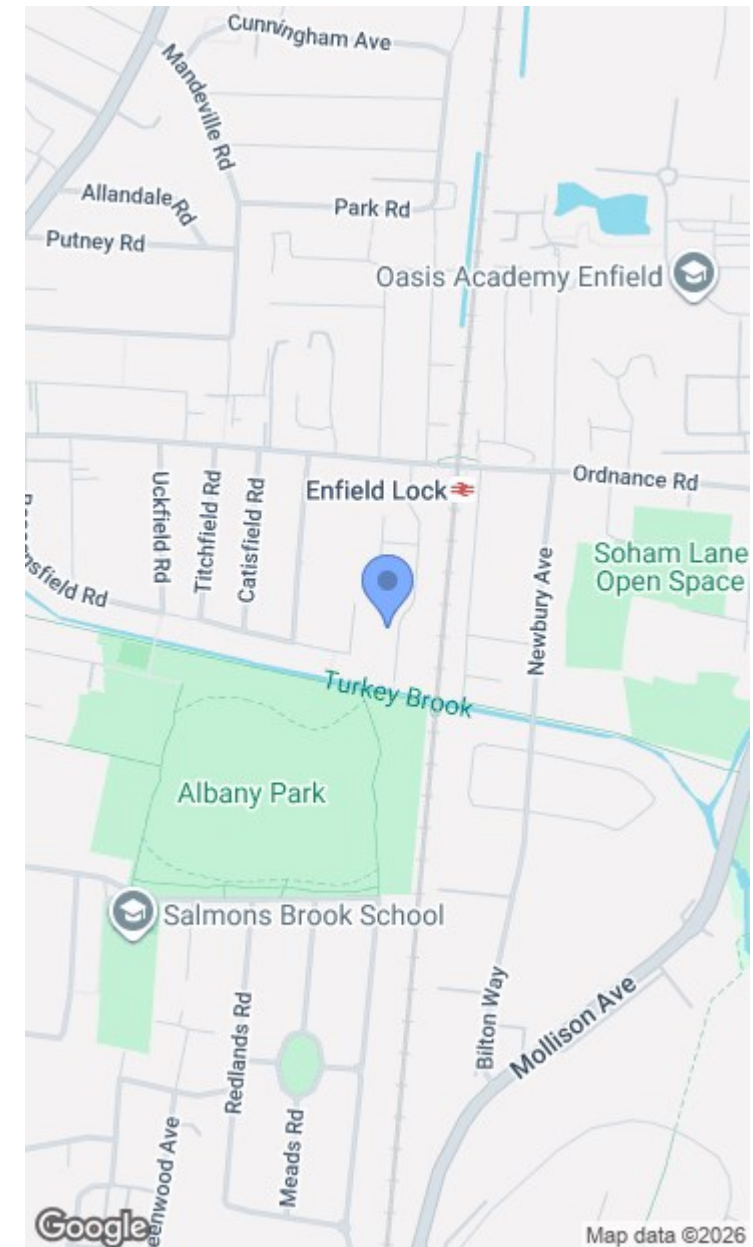
The property is ideally located within approximately a quarter of a mile of local shopping and everyday amenities, providing convenience for residents and tenants alike. Enfield Lock Train Station is within easy walking distance, offering regular services into Tottenham Hale and London Liverpool Street,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

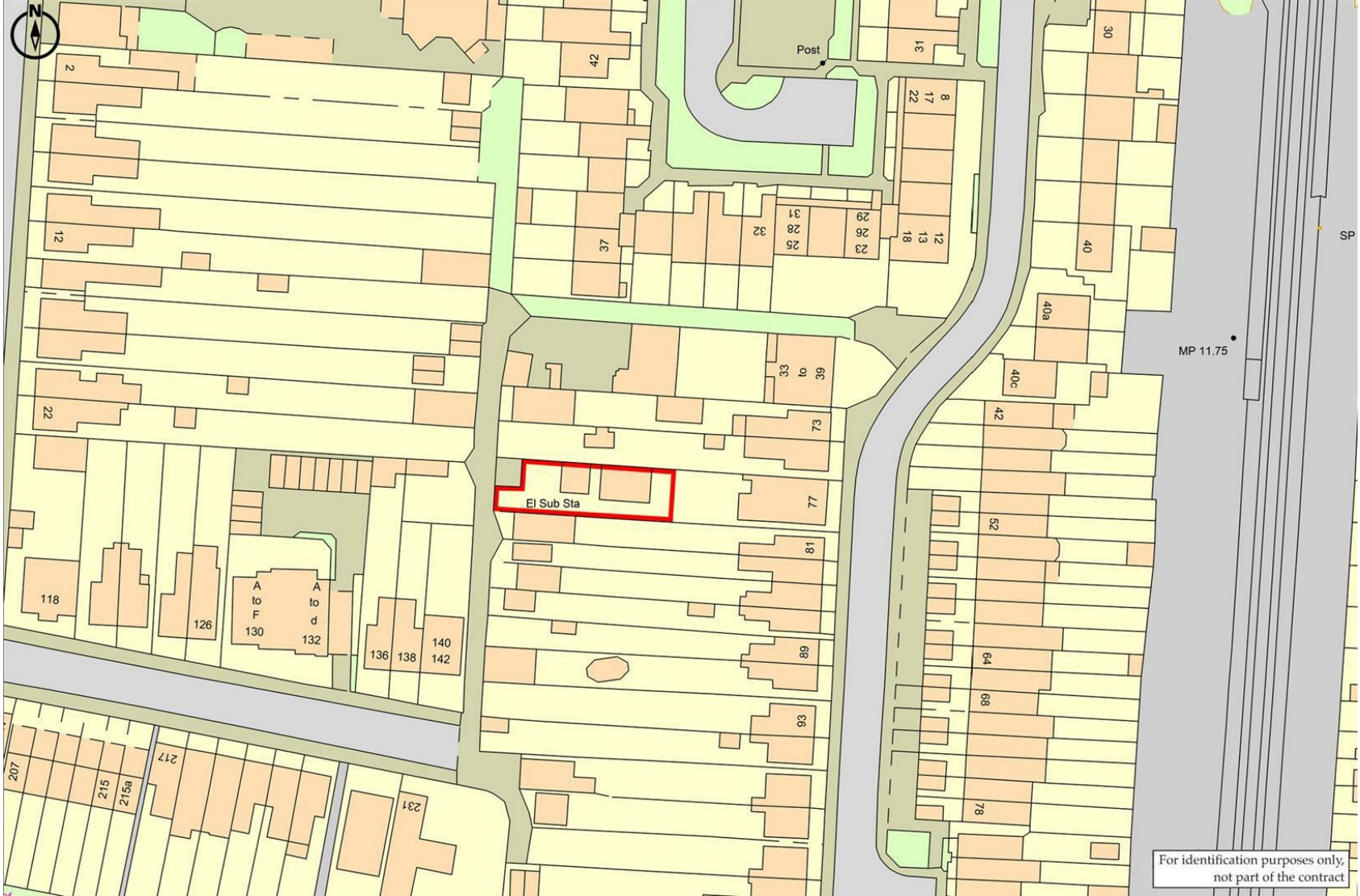
Summary

- Detached Pair of Two Freehold Garages
- Further Development Potential (STPP)
- Potential Rental Income of Approx. £18,000 Per Annum
- Close to Local Shops, Amenities & Albany Park
- Rare Freehold Site with Multiple Income & Development Angles

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).







Associated Offices in London, Essex and Hertfordshire
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