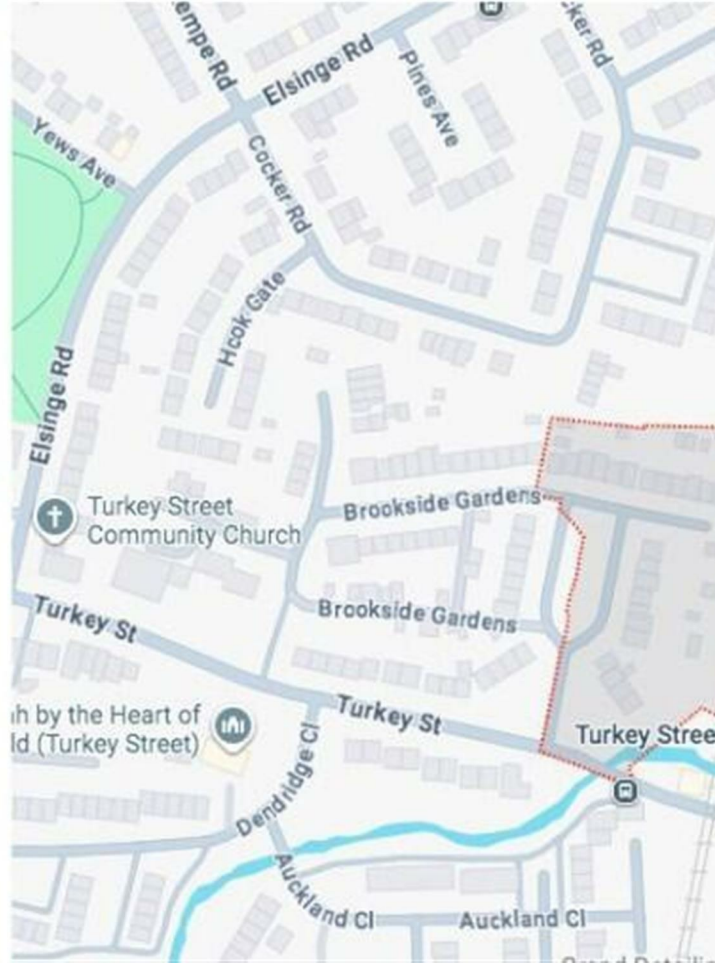


FREEHOLD



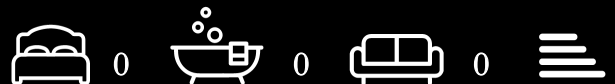
Land (EPC Rating: )

# LAND FOR SALE ADJOINING BROOKSIDE GARDENS, ENFIELD, EN1 4QG

Offers over

# £300,000

**McLains**  
— ESTATE AGENCY —



# 0 Bedroom Land located in Enfield

Nestled in the desirable area of Brookside Gardens, Enfield, this exceptional plot of land presents a remarkable opportunity for development. Spanning 0.103 acres, the site comes with approved planning permission (Application: 18/01165/FUL) for the sub-division and construction of a two-storey, four-bedroom dwelling house, complete with accommodation in the roof space. The groundwork has already been laid, with piling completed, ensuring that the planning permission remains valid and ready for immediate progression.

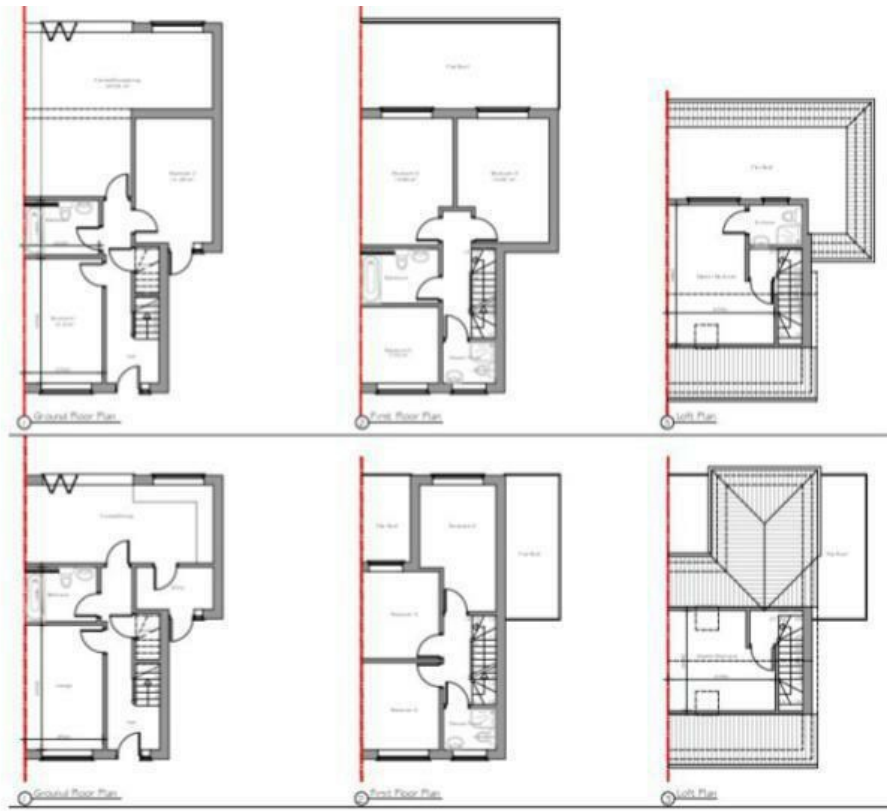
Conveniently located just outside Turkey Street Train Station, this plot offers excellent transport links, making it an ideal choice for commuters seeking easy access to Central London. The surrounding area is vibrant, with a mix of residential properties, local businesses, and essential amenities, ensuring a lively community atmosphere.

Enfield itself is a thriving borough, known for its blend of suburban charm and urban convenience. The local amenities are plentiful, including the historic Forty Hall Estate, which boasts beautiful gardens and scenic walks, as well as the bustling Enfield Town Market, where one can find fresh produce and unique goods. The Dugdale Arts Centre adds a cultural touch, offering theatre performances and art exhibitions for all ages.

The seller is looking for offers over £300,000 for this prime piece of land, making it an attractive investment opportunity in a growing area. With the potential for strong rental demand and capital growth, this plot is perfect for those looking to make their mark in the property market. Viewings can be arranged at your earliest convenience, so do not miss out on this chance to create a stunning new home in a sought-after location.



# Proposed Floor Plans



Council Tax Band

Exempt

Energy Performance Graph

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

Call us on

01582 441225

[info@mclains.co.uk](mailto:info@mclains.co.uk)

[mclains.co.uk](http://mclains.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.