



St. Marks Road, Bush Hill Park, Enfield, EN1  
Chain Free £300,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# St. Marks Road, Bush Hill Park, Enfield, EN1

Chain free newly decorated shop/office with three rooms to rear within five minutes walk to Bush Hill Parks shops and mainline station into Liverpool Street.

The property consists of an office with secure shuttered entrance to front with three separate rooms to the rear. The rooms all have shower rooms and basic kitchen facilities. The property has had previous permission to be used as a daycare nursery and would be ideal as offices or therapy/treatment rooms.

The property also benefits from double glazing, gas central heating, a parking space to front and a private rear garden.

Remaining lease-108 years

- Office
- Three rooms with shower rooms
- Secure lock up shutter to office front
- Double glazing/gas central heating
- Close to mainline station
- Rear garden
- Parking space





# St. Marks Road Bush Hill Park Enfield EN1 1BJ

Tenure: Leasehold  
Gross Internal Area: sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
1022 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA: 1227sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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