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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
- Cycle and refuse storage
- Landscaping and associated works
- Alterations to existing roof and rear ground floor extensions
- Designed to meet strong demand from both owner-occupiers and rental tenants

### Location & Investment Appeal

Ponders End continues to attract attention due to its excellent transport links, affordability relative to inner London, and ongoing regeneration, making it particularly attractive to buy-to-let and resale investors.

The property lies within approximately half a mile of

multiple transport options, including, Ponders End railway station – offering fast and frequent services into London Liverpool Street Southbury railway station providing additional commuter flexibility

These connections allow swift access into Central London, making the completed dwelling highly appealing to professionals and commuters.

