



www.kings-group.net

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

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

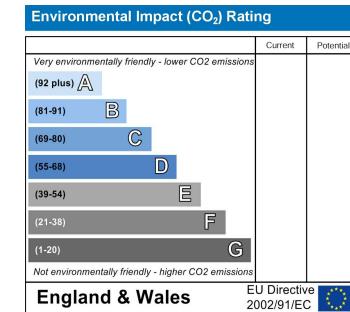
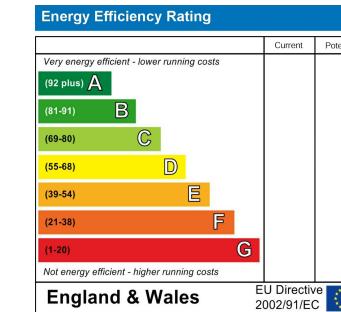
Location & Investment Appeal

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.



Associated Offices in London, Essex and Hertfordshire

Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

