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 **Jeremy
Leaf & Co.**



7 Oak Avenue, Enfield, Greater London, EN2 8LB

Guide Price £1,150,000

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Freehold land with planning consent for construction of a brand new detached 5 bedroom house of approx. 4624 SQ FT(429.72 SQ M).

Located just a few hundred metres from Trent Park Green Belt Open Space as well as close to Chase Farm and Enfield's multiple shopping and transport facilities is this excellent development/occupation opportunity.

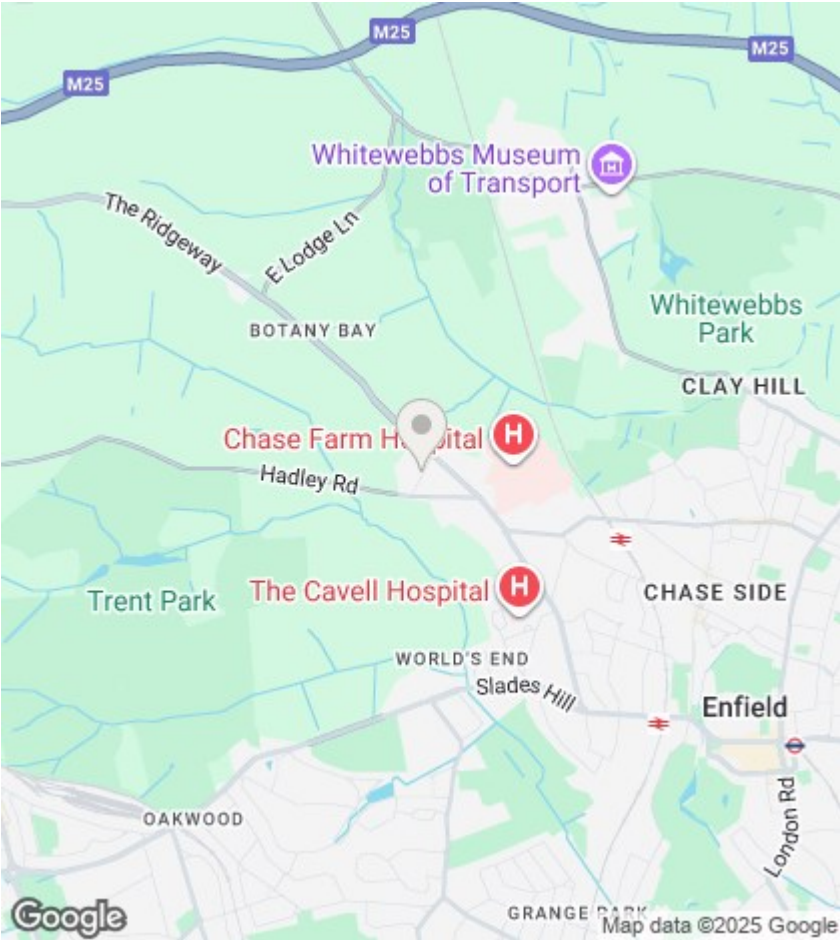
Planning permission was granted by London Borough of Enfield (ref 24/02966/FUL) for a brand-new detached house with west facing rear garden. Further development may be possible subject to receipt of necessary consents.

The owners have further advised the house can be delivered to a commensurate specification and offered as a 'package' with the land and that no CIL payment will be levied. Offers are invited at a guide price of £1.15 million for the freehold interest, subject to contract, to owners' sole agents, Jeremy Leaf & Co from whom copies of planning decision, plans etc are available on request.



Council Tax Band:





Directions

Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:

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