



Cecil Road, Enfield, EN2 6TG

welcome to

Cecil Road, Enfield

Barnfields are proud to offer for sale this imposing 1920s built detached property in the heart of Enfield Town's Conservation Area. This impressive property provides over 3000 square feet of versatile accommodation. The building falls within Class E Commercial Business and Services Use and is currently set up as offices. It also has the benefit of prior planning approval for conversion into three 1-bedroom flats and one 2-bedroom flat, or could be transformed back into a single substantial residential dwelling.

In addition to a double garage, the property currently provides off-street parking for two additional vehicles.

The property must be viewed to appreciate its great development potential.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Lobby

With leaded double doors opens to:-

Hallway

Fitted carpet, radiator, corner cupboard, understairs cupboard, door to garage area.

Room 1

20' 3" x 11' 11" (6.17m x 3.63m)

Laminate flooring, bay of leaded windows to front plus small side window, radiator.

Room 2

18' 3" x 13' 5" (5.56m x 4.09m)

Original herringbone Oak flooring, original wood panelling to walls, corner cupboard, bay of leaded windows to front plus small side window, radiator.



Room 3

18' 2" x 12' 4" (5.54m x 3.76m)

Laminate flooring, radiator, bay of leaded windows to front.

Room 4

11' 11" x 11' 11" (3.63m x 3.63m)

Fitted carpet, window to side, radiator, door to Utility/Kitchen.

Room 5

11' 3" x 11' 7" (3.43m x 3.53m)

Wood flooring, radiator, leaded windows to front and leaded French doors opening to the garden.

Utility/Kitchen

8' 8" x 6' 8" (2.64m x 2.03m)

Wall and base units with toning worktops, sink and drainer, space for a dishwasher, tiled splashbacks, tiled floor, door to large walk-in cupboard.

WC 1

Low level WC, hand basin, tiled floor.

WC 2

Low level WC, hand basin, tiled floor.

Boiler Room

Housing boiler.

First Floor

Landing

Fitted carpet, radiator, built-in cupboard.

Room 6

21' 7" x 12' 3" (6.58m x 3.73m)

Fitted carpet, radiator, leaded windows to front.

Room 7

16' 5" x 13' 8" (5.00m x 4.17m)

Fitted carpet, radiator, leaded windows to front.

Room 8

12' 1" x 12' (3.68m x 3.66m)

Fitted carpet, radiator, leaded windows to front.

Room 9

11' 8" x 11' 3" (3.56m x 3.43m)

Fitted carpet, radiator, leaded windows to both sides.

Room 10

11' 3" x 9' 6" (3.43m x 2.90m)

Fitted carpet, radiator, leaded windows to side.

Room 11

11' 10" x 10' 6" (3.61m x 3.20m)

Fitted carpet, radiator, leaded windows to side.

Room 12

12' 5" x 11' 8" (3.78m x 3.56m)

Fitted carpet, radiator, leaded windows to side.

Internal Balcony

An enclosed balcony space with a run of leaded windows to the front and fitted carpet.

Outside

Rear Garden

A brick paved patio area with side gate, storage shed and up and over door opening to the garage for additional parking space if required.

Garage

38' 6" x 10' 2" (11.73m x 3.10m)

Provides parking for two vehicles. Accessed via an electric roller door from the front and via an up and over door from the rear.

Off-Street Parking

Parking space for one vehicle in front of the garage.

Front Garden

A generous landscaped front garden with a plethora of well established shrubs, Acers, rockeries and a bridge over an ornamental pond.

Agents Note

The EPC is recorded as deleted due to the commercial status currently held.

Agents Note

This property has had structural movement in the past - please ask agent for further details before submitting a bid.



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Cecil Road, Enfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Attractive 1920's Built Building
- In The Heart Of Enfield Town Conservation Area

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted

guide price

£750,000



Please
note the
marker
reflects
the
postcode
not the
actual
property

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Property Ref:
ENF105889 - 0004

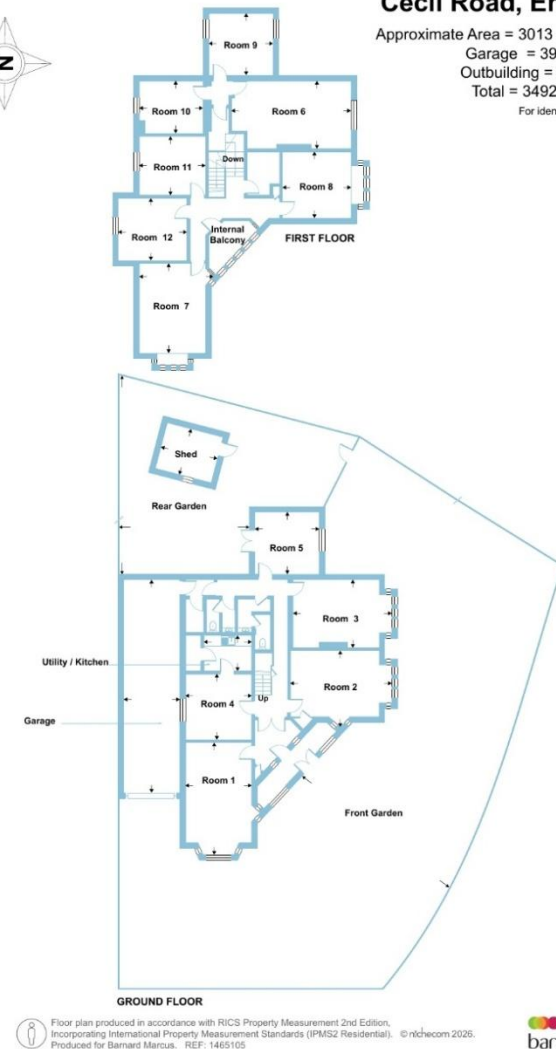
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Cecil Road, Enfield, EN2

Approximate Area = 3013 sq ft / 279.9 sq m
Garage = 390 sq ft / 36.2 sq m
Outbuilding = 89 sq ft / 8.2 sq m
Total = 3492 sq ft / 324.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Barnard Marcus. REF: 1465105

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