



**STIRLING  
ACKROYD**

## **FOR SALE**

**55 Lancaster Road,  
London, EN2 0BU**

**1,137 sq ft**

**Freehold Mixed Use  
Development  
Opportunity For Sale In  
Enfield**



**VIDEO TOUR**

**[stirlingackroyd.com](https://stirlingackroyd.com)**



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## Description

This is an ideal opportunity for an investor/developer/owner occupier to secure a open site situated amongst a mixed use local parade in Enfield.

With development potential for a retail/office unit plus residential flat/s above - subject to planning consent from London Borough of Enfield.

We invite bids on an unconditional basis for the freehold interest of the site, guide price of £300,000.

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## Key points

- Open Site Located In Enfield
- Unconditional Bids Invited - Guide Price £300,000
- Potential For 1 x Commercial Unit Plus Residential Uppers Subject To Planning Consent From The London Borough of Enfield
- Situated Within A Poplar & Diverse Local Mixed Use Parade
- The Site Has Potential For Redevelopment Subject To Obtaining The Necessary Planning Consents (Parties Should Undertake Their Own Due Diligence And Planning Enquiries)



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## Location

Situated within a well established area providing good access to local amenities, public transport, schools, and green spaces.

The property occupies a prominent position on Lancaster Road, Enfield (EN2), within an established commercial parade serving the surrounding residential catchment. The property benefits from excellent road communications, with easy access to the A10 (Great Cambridge Road), the A406 North Circular Road and the M25 (Junction 25), providing convenient links across North London and the wider motorway network.

The property is well served by public transport. Gordon Hill National Rail Station is approximately 0.6 miles away, with Enfield Town and Enfield Chase stations also nearby, providing regular services into London Liverpool Street (via connections) and Moorgate.

Numerous bus routes operate within a short walk of the property, including the 191, W8, W9 and 355, providing convenient links to Enfield Town, Southgate, Edmonton Green, Chase Farm Hospital and the surrounding areas

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## Transport Links



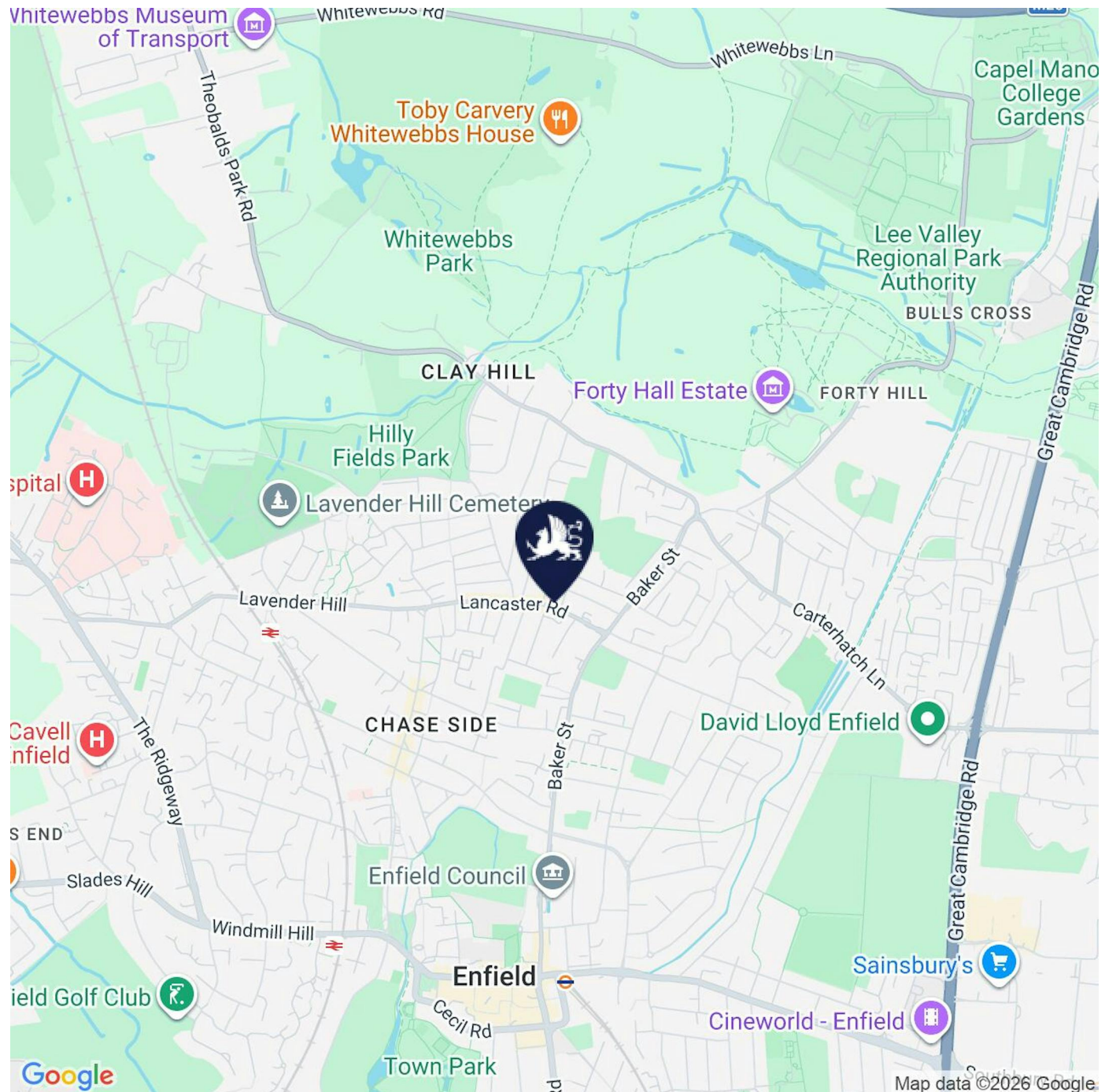
Gordon Hill 0.6 Miles



Enfield Town 0.8 Miles



Enfield Chase 0.9 Miles





## Rents, Rates & Charges

|                |                                  |
|----------------|----------------------------------|
| Price          | Offers in the region of £300,000 |
| Rates          | On application                   |
| Service Charge | On application                   |
| VAT            | Not applicable                   |
| EPC            | On application                   |

## Viewing & Further Information



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