



## 9 Enfield Road

Haggerston, London, N1 5EN

### Virtual Freehold Office with Residential Planning Consent

**1,658 sq ft**  
(154.03 sq m)

- Entry Phone System
- Bicycle Storage
- Excellent Natural Light
- Kitchenette
- Planning Consent To Convert Into a 1 x 1-Bedroom Flat & 1 x 2-Bedroom Flat
- Parking Available via Separate Arrangement

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## Summary

Available Size	1,658 sq ft
Price	£595,000
Rates Payable	£26,514 per annum
Service Charge	TBC
EPC Rating	D

## Description

The available accommodation comprises a virtual freehold office located on the ground floor of this mixed-use building. It features an open floor plan and good ceiling heights. The unit also includes several amenities, such as bicycle storage, ample natural light from the front and back of the office, a WC facility, a kitchenette, an entry phone system, and an alarm. The property also benefits from Planning Permission to convert into 1 x 2-bedroom and 1 x 1-bedroom flats. The opportunity is suitable for an investor looking to add a property to their portfolio with a value add angle.

## Location

Enfield Road is conveniently located near Kingsland Road, an area which is mostly residential, with a mix of offices, stores, and educational facilities. Haggerston Overground Station is a 4-minute walk away, with several bus routes along Kingsland Road. For those who prefer to bike, Santander Cycle Hire stations are located nearby. All in all, this is a very convenient location with easy access to transportation options for residents and visitors.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,658	154.03
Total	1,658	154.03

## Viewings

Strictly by appointment only.

## Terms

Virtual Freehold: 999 Year Lease from 29th September 2005 (981 Years Unexpired)

## VAT

Applicable

## Planning

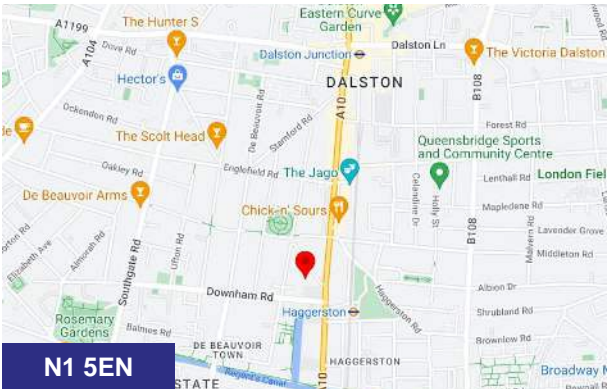
Council: Hackney  
Reference Number: 2022/2642

## Ground Rent

A Peppercorn

## Legal Costs

Each party to bear their own costs.



## Viewing & Further Information

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