



GILMARTIN LEY

## Residential Investments and Freehold Land For Sale - Enfield EN1

**Former Builders Yard at rear  
of 111 Southbury Road  
2 Fotheringham Road and 123  
Southbury Road,**

**ENFIELD, EN1 1QF**



### Area

Site Area: 752 sq.m. (8,092 sq.ft.)

### Price

Guide price £1,250,000 subject to contract

### Property Description

A FORMER BUILDER'S YARD ON FOTHERINGHAM ROAD (rear of 111 Southbury Road)

This vacant L-shaped site has an area of 2,705 sq ft. Half of the site is situated adjacent to the pavement on Fotheringham Road and the other half comprises what was formerly the rear garden of 2 Fotheringham Road.

#### 123 SOUTHBURY ROAD

A semi-detached house which was converted to five flats in the 1980s. The total GIA of the flats is 1,621 sq ft. The property is fully let with a current income of £54,360 pa.

There is an outbuilding in the communal rear garden with a washing machine for use by the tenants of this property.

#### 2 FOTHERINGHAM ROAD

An end of terrace house which was converted to five flats in c. 2005. The total GIA of the flats is 1,043 sq ft. The property is fully let with a current income of £48,840 pa.

There is no communal rear garden to this property.

### GENERAL INFORMATION

Each flat is self-contained and is let on an AST. The tenants pay for their own electricity individually. There is no gas supply to either house and the landlord pays the water rates and Council Tax for both houses. Both properties are assessed as houses for Council Tax purposes: 2 Fotheringham Road falls in Band E and 123 Southbury Road falls in Band F. Planning permission was not obtained for the conversion of the houses.

The former yard on Fotheringham Road joins the back garden of 123 Southbury Road as the OS plan shows.



## Key features

- > Two houses, converted to 10 flats, fully let and producing a gross income of £103,200 pa
- > A former builder's yard of 2,705 sq ft which interconnects with the rear garden of 123 Southbury Rd
- > Excellent location in Enfield Town, only 575m from Enfield Town Station

## Accommodation

| Address                                 | Description         | Area sq.m. | Area sq.ft. | Income passing £ pa | Tenancies / comments  |
|---|---------------------|------------|-------------|---------------------|---|
| Former builders yard, Fotheringham Road |                     | 251.30     | 2,704       | 0                   | There is a crossover on Fotheringham Road, and a pair of double gates further south providing access. |
| Flat A, 2 Fotheringham Rd               | Ground floor rear.  | 25.65      | 276         | 10,080              | One bedroom flat with own small rear garden. Own access via side passageway.                          |
| Flat B, 2 Fotheringham Rd               | Ground floor front. | 26.47      | 284         | 9,720               | One bedroom flat.   |
| Flat C, 2 Fotheringham Rd               | First floor rear.   | 18.46      | 198         | 9,000               | Studio flat.  |
| Flat D, 2 Fotheringham Rd               | First floor front.  | 26.30      | 283         | 10,740              | One bedroom flat.   |
| Flat E, 2 Fotheringham Rd               | Attic level.        | 25.31      | 272         | 9,300               | Studio flat. Includes 6.1 sq m (66 sq ft) below 1.5m height.  |
| Flat 1, 123 Southbury Rd                | Ground floor front. | 22.16      | 238         | 10,740              | Studio flat.  |
| Flat 2, 123 Southbury Rd                | Ground floor rear.  | 34.32      | 369         | 11,400              | One bedroom flat with direct access to communal garden.   |
| Flat 3, 123 Southbury Rd                | First floor rear.   | 25.66      | 276         | 10,740              | Studio flat with separate sleeping / living room.   |
| Flat 4, 123 Southbury Rd                | First floor front.  | 28.96      | 311         | 10,740              | Studio flat with separate sleeping / living room.   |
| Flat 5, 123 Southbury Rd                | Attic level.        | 39.46      | 424         | 10,740              | Includes 14.45 sq m (156 sq ft) below 1.5m height.  |
| <b>Total</b>                            |                     |            |             | <b>103,200</b>      |   |

## Property Location

The property is situated in the centre of Enfield Town, only 675m east of Palace Gardens Shopping Centre and 575m east of Enfield Town Station which provides direct services to London Liverpool Street with a journey time of 34 minutes, and to Seven Sisters in 14 minutes. Oxford Circus is 17 minutes on the Victoria Line from Seven Sisters.

## Terms

Freehold for sale subject to the Assured Shorthold Tenancies on the 10 flats and with vacant possession of the former yard.

## Legal Fees:

Each party is to bear its own legal fees

## Local Authority:

London Borough of Enfield

## Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

## Further information at:

<http://www.gilmartinley.co.uk/properties/26598>



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EPCs  
Title information

**Last Updated:** 17 Apr 2018

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Property at Southbury Road and Fotheringham Road, Enfield EN1



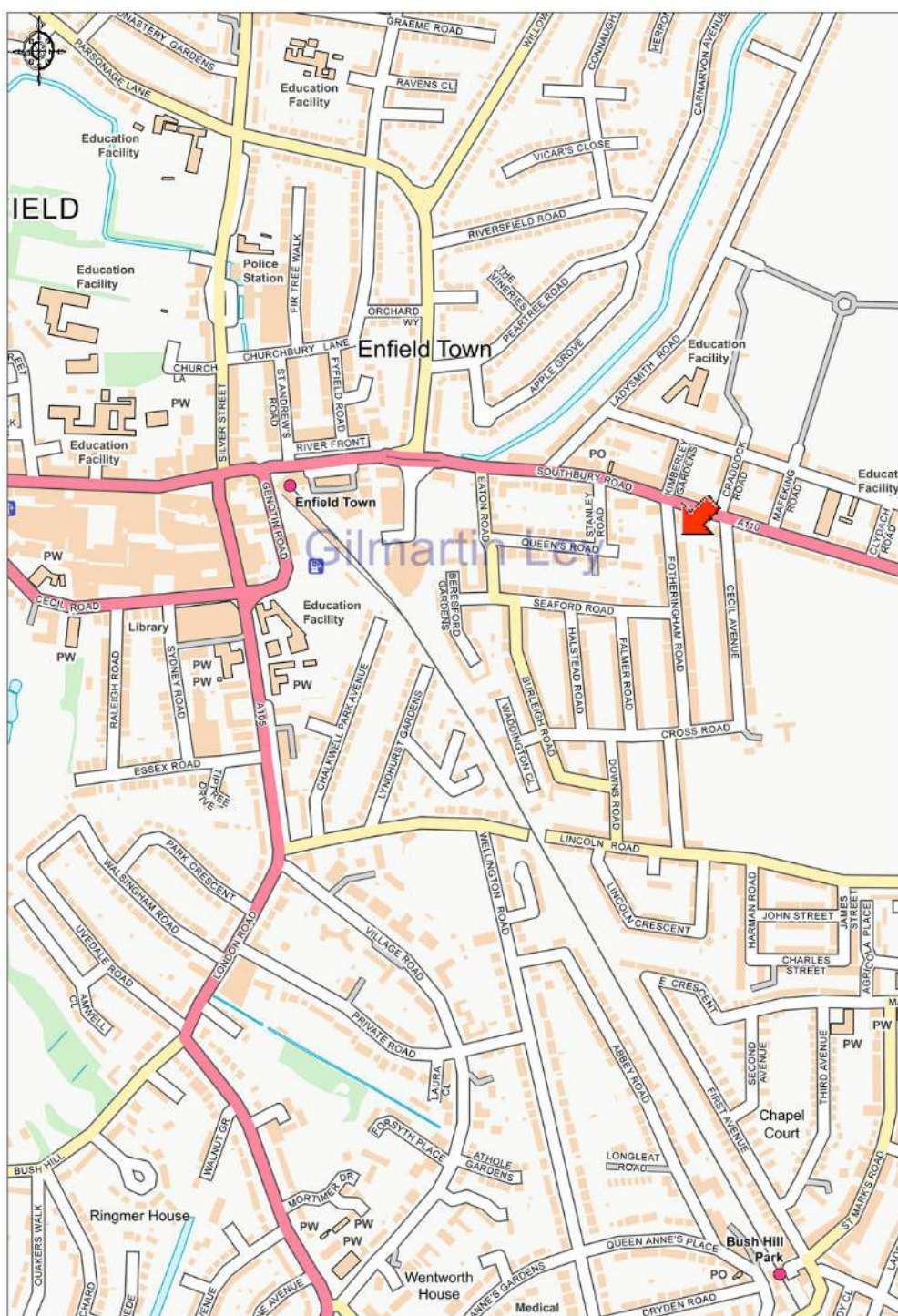
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Property Investment and Development Consultants  
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