

GLPG

LDN/INVESTMENTS



CGI of the Proposed Development

# 179 Hertford Road

ENFIELD, EN3 5JH





Approximate Outline of the Existing

# Executive Summary

## CONSENTED DEVELOPMENT OPPORTUNITY TO CREATE 38 APARTMENTS AND TWO COMMERCIAL UNITS IN ENFIELD

- Cleared site extending to approx. 0.45 acres (0.18 ha) located east of Enfield town centre
- Planning consent to create 38 apartments and 2 commercial units on the ground-floor
- 11 affordable housing units (8 x affordable rent & 3 x shared ownership)
- The total proposed GIA is approx. 4,372 sqm (47,070 sqft)
- The total proposed residential NIA is approx. 2,791 sqm (30,042 sqft)
- The total proposed commercial NIA is approx. 239 sqm (2,573 sqft)
- The vendor requires a freehold sale, with the proposed ground floor commercial units on a long leasehold interest returned to them shell and core at nil cost
- The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £2,300,000 (exclusive of VAT), subject to contract



# Location

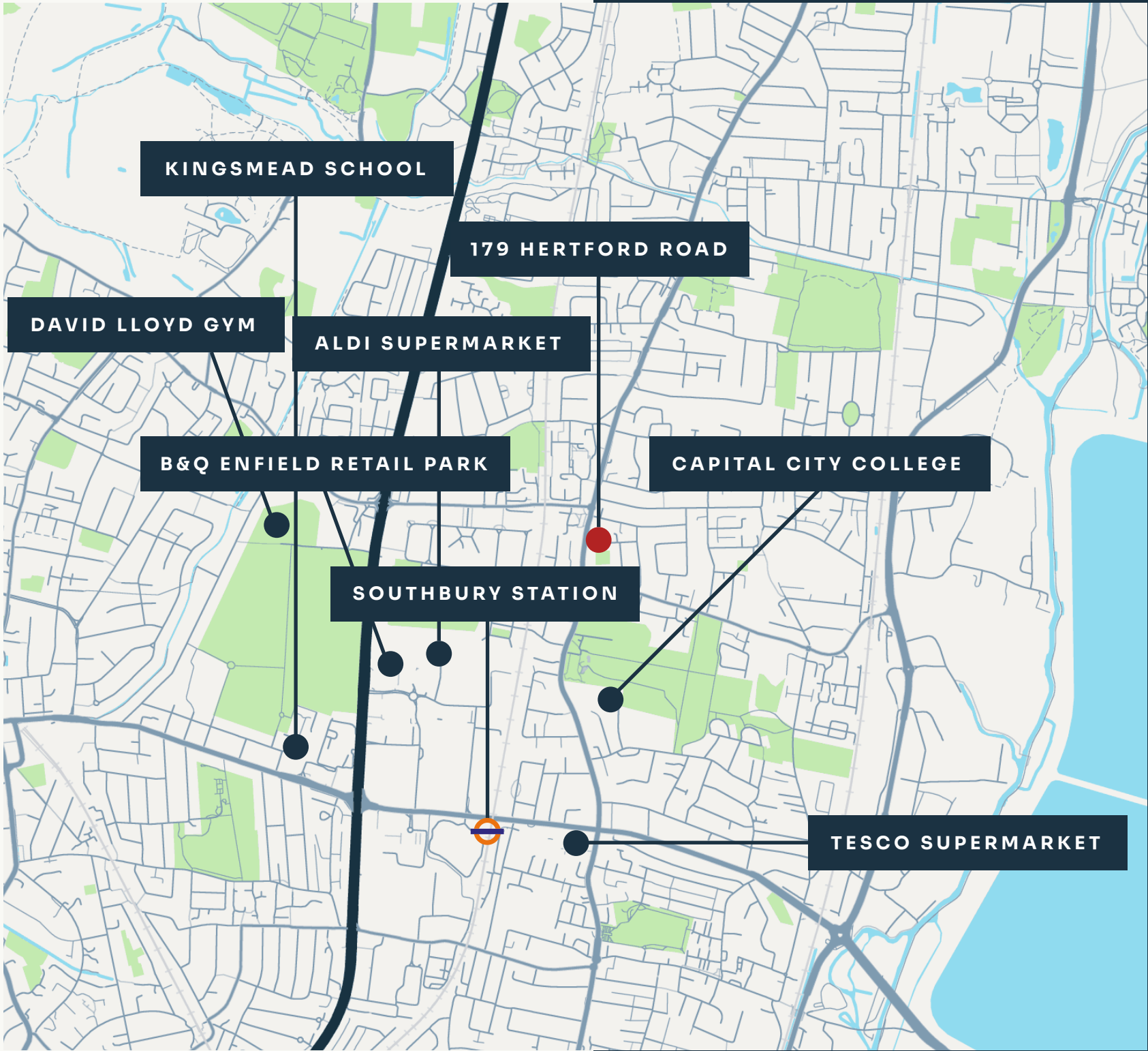
Enfield is a well-connected North London borough undergoing significant regeneration, with a growing reputation as a vibrant residential and commercial hub. The site is ideally situated east of Enfield town centre, close to key local amenities and community services.

The surrounding area offers a mix of independent shops, supermarkets, cafes, schools, and healthcare facilities, with nearby green spaces such as Pymmes Park providing recreational value. The wider borough is also benefiting from large-scale investment as part of the Meridian Water regeneration project, set to deliver thousands of new homes, jobs, and infrastructure upgrades.

The property enjoys strong transport connectivity, with Southbury Station just a short walk away, offering direct services to Liverpool Street in under 30 minutes. Multiple bus routes also serve Hertford Road, providing convenient access across North London.

## KEY DISTANCES

Capital City College Enfield	0.4 miles
Durants Park	0.7 miles
David Lloyd Gym	0.8 miles
Tesco Supermarket	0.9 miles
Southbury Station	0.9 miles
Aldi Supermarket	0.9 miles
B&Q Enfield Retail Park	1.0 miles
Kingsmead School	1.4 miles







CGI of the Proposed Development

# Planning

A planning application has been granted (Ref: 21/04020/ FUL - Enfield Council) to create a mixed-use scheme within a six-storey plus basement building. The proposed development comprises 38 self-contained apartments (12 x one-bed, 15 x two-bed & 11 x three-bed) and two commercial units on the ground-floor.

11 apartments would be allocated to affordable housing (8 x affordable rent & 3 x shared ownership).

All apartments would benefit from a private balcony.

19 residents parking spaces (including 2 disabled bays) and 62 cycle spaces are proposed.

The total proposed residential NIA is approximately 2,791 sqm (30,042 sqft), the commercial NIA is approximately 239 sqm (2,573 sqft), and the GIA is approximately 4,372 sqm (47,060 sqft).

Please note that there is an existing basement.

## CIL & S106

It is our understanding that an estimated CIL payment is approximately £171,420 and the S106 contributions are approximately £91,800.20. We strongly encourage interested parties not to rely on this information and to carry out their own due diligence to satisfy themselves.



Proposed Residential

# Accommodation Schedule

Apartment	Storey	Beds	Sqm	Sqft
101	First	3B6P	91	980
102	First	2B4P	70	753
103	First	1B2P	55	592
104	First	2B4P	78	840
105	First	2B4P	75	807
106	First	1B2P	54	581
107	First	1B2P	55	592
108	First	3B6P	98	1,055
201	Second	3B6P	91	980
202	Second	2B4P	70	753
203	Second	1B2P	55	592
204	Second	2B4P	78	840
205	Second	2B4P	75	807
206	Second	1B2P	54	581
207	Second	1B2P	55	592
208	Second	3B6P	98	1,055
301	Third	3B6P	91	980
302	Third	2B4P	70	753
303	Third	1B2P	55	592

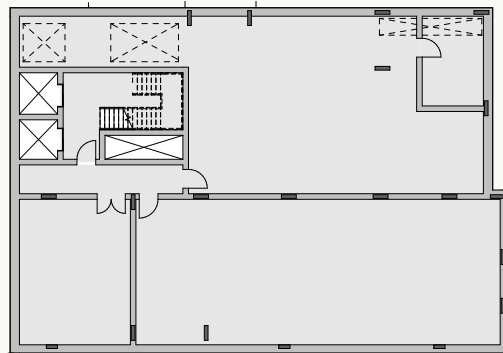
304	Third	2B4P	78	840
305	Third	2B4P	75	807
306	Third	1B2P	54	581
307	Third	1B2P	55	592
308	Third	3B6P	98	1,055
401	Fourth	3B6P	91	980
402	Fourth	2B4P	70	753
403	Fourth	1B2P	55	592
404	Fourth	2B4P	78	840
405	Fourth	2B4P	75	807
406	Fourth	1B2P	54	581
407	Fourth	1B2P	55	592
408	Fourth	3B6P	98	1,055
501	Fifth	3B4P	82	883
502	Fifth	2B3P	63	678
503	Fifth	3B6P	103	1,109
504	Fifth	2B4P	77	829
505	Fifth	2B4P	77	829
506	Fifth	3B5P	85	915
Total			2,791	30,042

Proposed Commercial

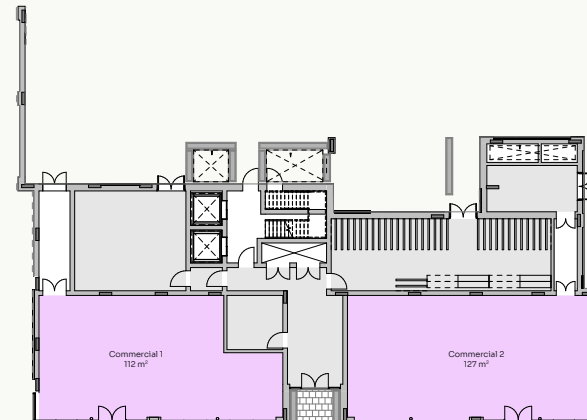
# Accommodation Schedule

Unit	Floor	Sqm	Sqft	Sqft
1	Ground	112	1,206	980
2	Ground	127	1,367	753
Total		239	2,573	592

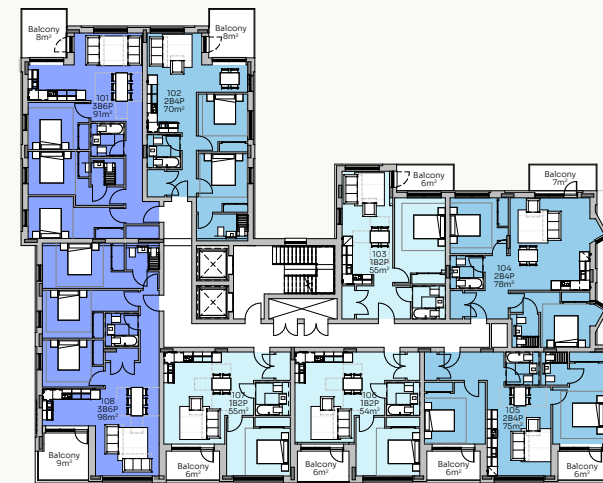
# Proposed Floor Plans



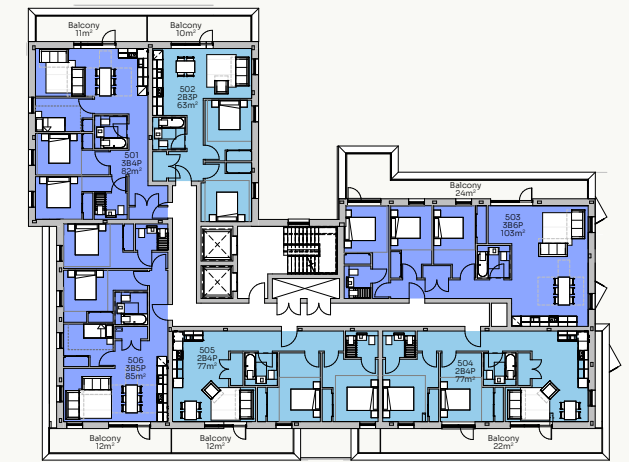
## Basement



## Ground Floor



## First – Fourth Floor



## Fifth Floor

## METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £2,300,000 (exclusive of VAT), subject to contract.

## VAT

The property is elected for VAT.

## FURTHER INFORMATION

Further information and associated documents can be found by visiting:  
[www.glp.co.uk/hertford-road](http://www.glp.co.uk/hertford-road)

## CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:  
020 3336 7377 or email [capital@glpg.co.uk](mailto:capital@glpg.co.uk).

## CONTACT

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.