



Holly House, Queen Annes Place, Bush Hill Park, Enfield

Under Offer (SSTC)

£1,050,000





14-room former care home, in an excellent location close to Bush Hill Park London Overground, with planning permission, offered chain free

Baker and Chase present Holly House, a former 14-room care home, in a prime location, just 0.2 miles from Bush Hill Park London Overground Station.

The property spans well over 4250 square feet and we believe it could be suitable for a number of different uses, including private/social HMO, substantial family home, or a care home/supported living opportunity, subject to the necessary planning and permissions.

Planning permission has been granted for the conversion of the existing property into 4 self-contained flats, comprising of 3 x 1-bed and 1 x 3-bed. Planning reference: 18/01174/FUL

The location is fantastic, Queen Annes Place sits in a great pocket of Bush Hill Park, just yards from the station, giving frequent access to London Liverpool Street via Seven Sisters (Victoria line). There is a great independent shop culture close by including Stantons Coffee Shop and Tinker Tailor as well as an established Post Office and access to some good local schools.

Sheduled Viewing Times (applicants must call and register in advance):

Saturday 27th July 1000 - 1200

Saturday 3rd August 1400 - 1530

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.









EPC Rating

Total area: approx. 404.9 sq. metres (4358.4 sq. feet)