



CLIFTON
COTTAGE
1870

Yako

5 Gilbert Street, Enfield, EN3 6PD

By Auction £600,000



Lanes

ESTATE AGENTS

5 Gilbert Street, Enfield, EN3 6PD

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £650,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This three-bedroom detached house is located on Gilbert Street and presents an opportunity for those looking to create their dream home. While the property is in need of modernisation, it boasts a generous plot of land to the rear, offering potential development opportunities, subject to planning permission.

The house features two inviting reception rooms, three well-proportioned bedrooms and a large kitchen/diner.

Just minutes from Turkey Street and Enfield Lock stations, offering fast rail access to the city. Conveniently located near major roads like the M25, A10, A1, and the M11, plus easy access and rail connections to local airports including Stansted, London City, and Heathrow. Additionally, local shops are just a short stroll away. Ideal for professionals and families alike.

This property is a blank canvas, ready for your personal touch and vision. With its prime location and potential for development, it is an opportunity not to be missed. Whether you are looking to invest or create a family home, this detached house on Gilbert Street is worth considering.



Hallway	
Reception One	11'8" x 10'9" (3.56m x 3.28m)
Reception Two	10'9" x 10'2" (3.28m x 3.10m)
Lobby	9'7" x 7'7" (2.92m x 2.31m)
Kitchen	16'2" x 9'3" (4.93m x 2.82m)
Bathroom	8'1" x 5'6" (2.46m x 1.68m)
Lean-To	10'0" x 8'0" (3.05m x 2.44m)
First Floor Landing	
Bedroom One	11'8" x 10'9" (3.56m x 3.28m)
Bedroom Two	10'9" x 10'3" (3.28m x 3.12m)
Bedroom Three	9'6" x 7'7" (2.90m x 2.31m)
Front Garden	
Rear Garden	
Development Opportunity (SSTP)	

Lanes Estate Agents Enfield Reference Number
ET5308/AX/AX/AX/200126

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

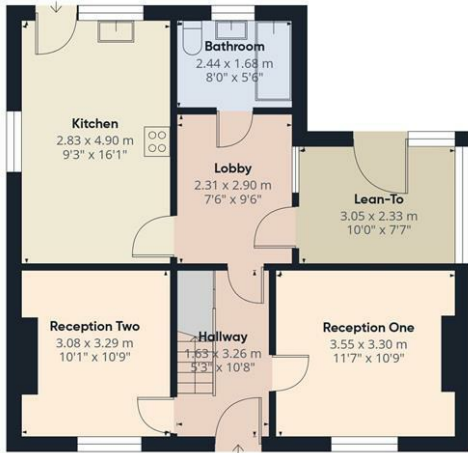
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe

necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.







Floor 0



Floor 1

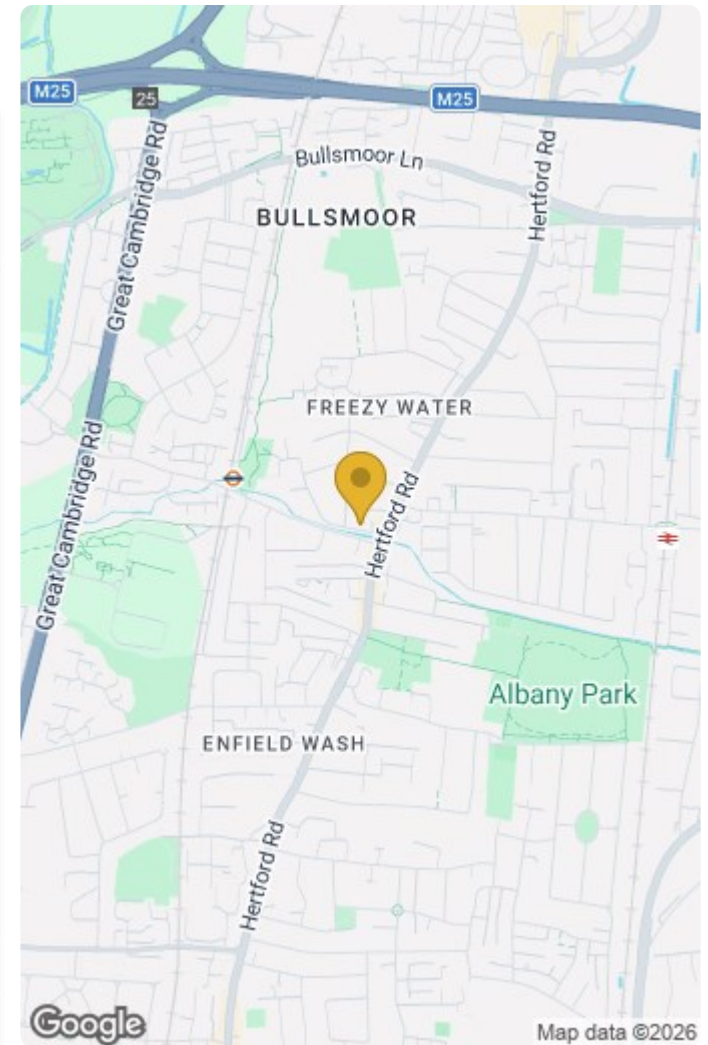


Approximate total area^m
89.5 m²
964 ft²

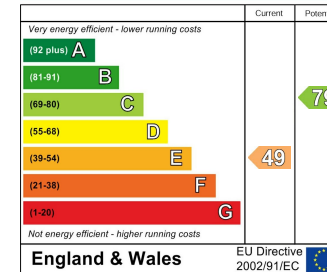
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

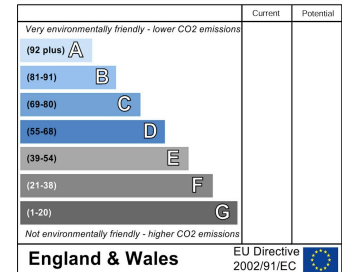
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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