

# *The Cart*

434 Montagu Road  
Edmonton, London N9 0ER

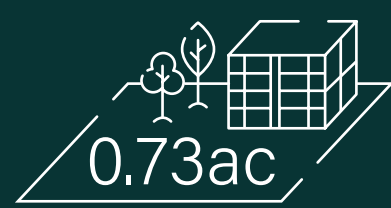
FOR SALE

A residential led, mixed-use development opportunity with planning permission for 61 apartments & ground floor commercial.

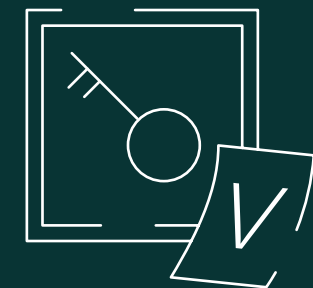




## Summary of *benefits*



Site of approx 0.73 acres, comprising a vacant public house



Freehold with vacant permission



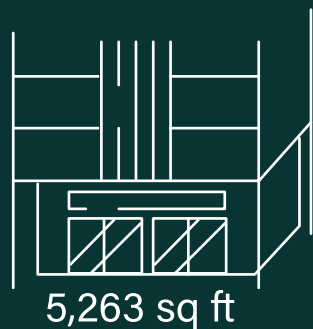
Planning permission from Enfield Council for 61 apartments



10 x 1 bed, 18 x 2 bed, 26 x 3 bed, 7 x 4 bed – 50,707 sq ft NSA



21 on-site affordable (70% social rent, 30% shared ownership)



Ground floor commercial unit, 5,263 ft NSA



Located 15 minutes for Edmonton Green Railway Station & Shopping Centre



Over £1bn of investment planned for Edmonton for the next years



## Location

The site is located on Montagu Road in the London Borough of Enfield

It is a 16-minute walk to Edmonton Green Train Station and Shopping Centre, with a frequent bus service on offer. The train reaches Liverpool Street in 29 minutes and Enfield Town in 7 minutes.

The Shopping Centre is owned by Crosstree, who also own the O2 shopping centre, Greenwich. It has planning permission for over 1,400 new homes and a revised leisure and retail offer.

Edmonton has considerable inward investment planned over the next decade, with tens of thousands of new homes and jobs planned at Meridian Water, the Joyce and Snells Estate and the Alma Estate.

The site is also close to the Lea Valley Regional Park, offering River access and the possibility of London's first outdoor Wave Park (subject to Planning).

*\*Image by Lifschutz Davidson Sandilands.*

# Investment in Edmonton



## 1 Edmonton Green Shopping Centre

Crosstree development of 1,438 new homes + new leisure and retail.



## 2 Meridian Water

Enfield Council-led proposals for 10,000 homes and 6,000 jobs.



## 3 The Wave, London

Proposed inland surfing and leisure destination (subject to planning).



## 4 Alma Estate Regeneration

Countryside-led development, hundreds of new homes.



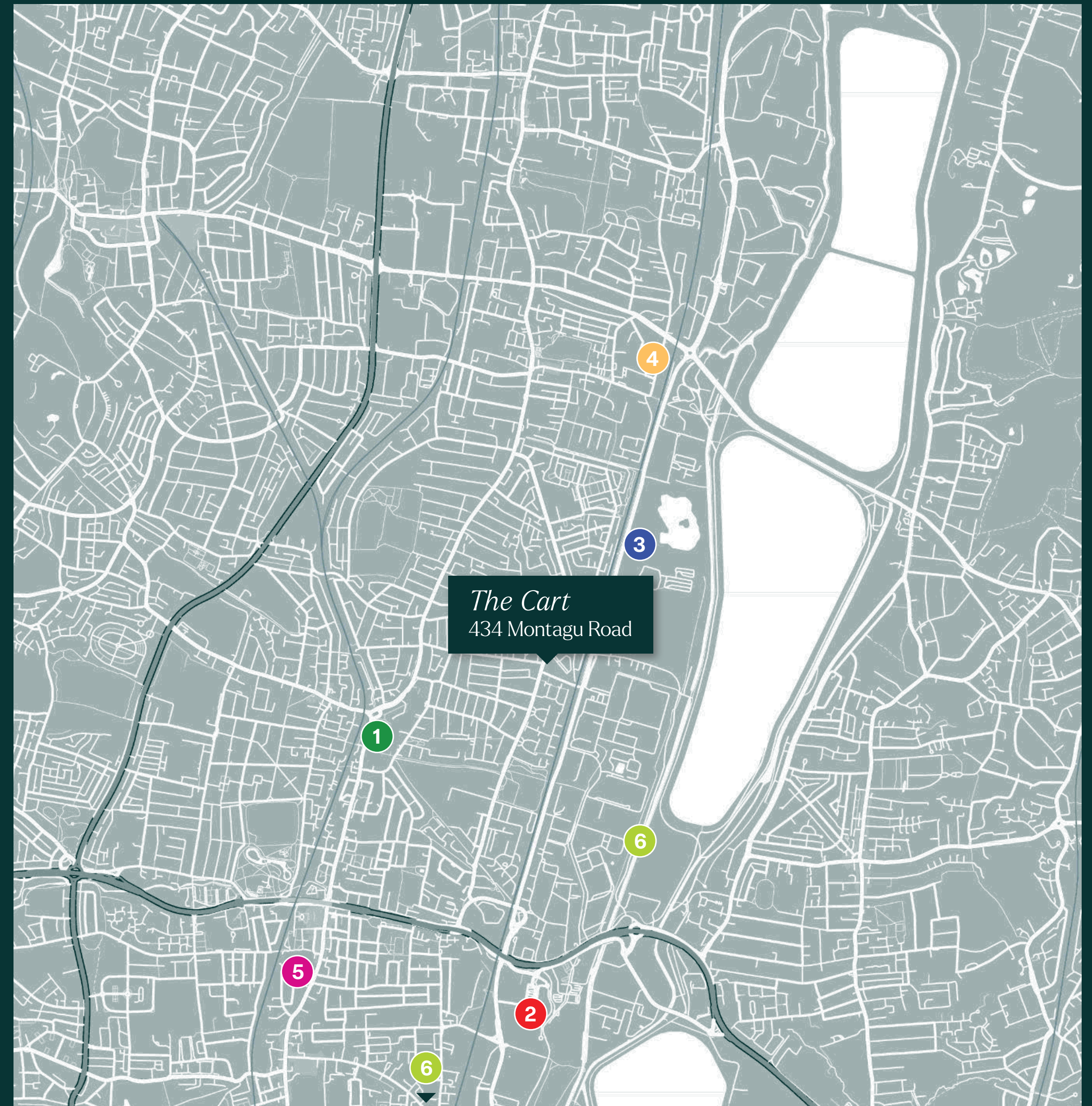
## 5 Joyce & Snells Regeneration

Enfield Council-led proposals for 1,900 new homes.



## 6 Lee Valley Regional Park & River Lea

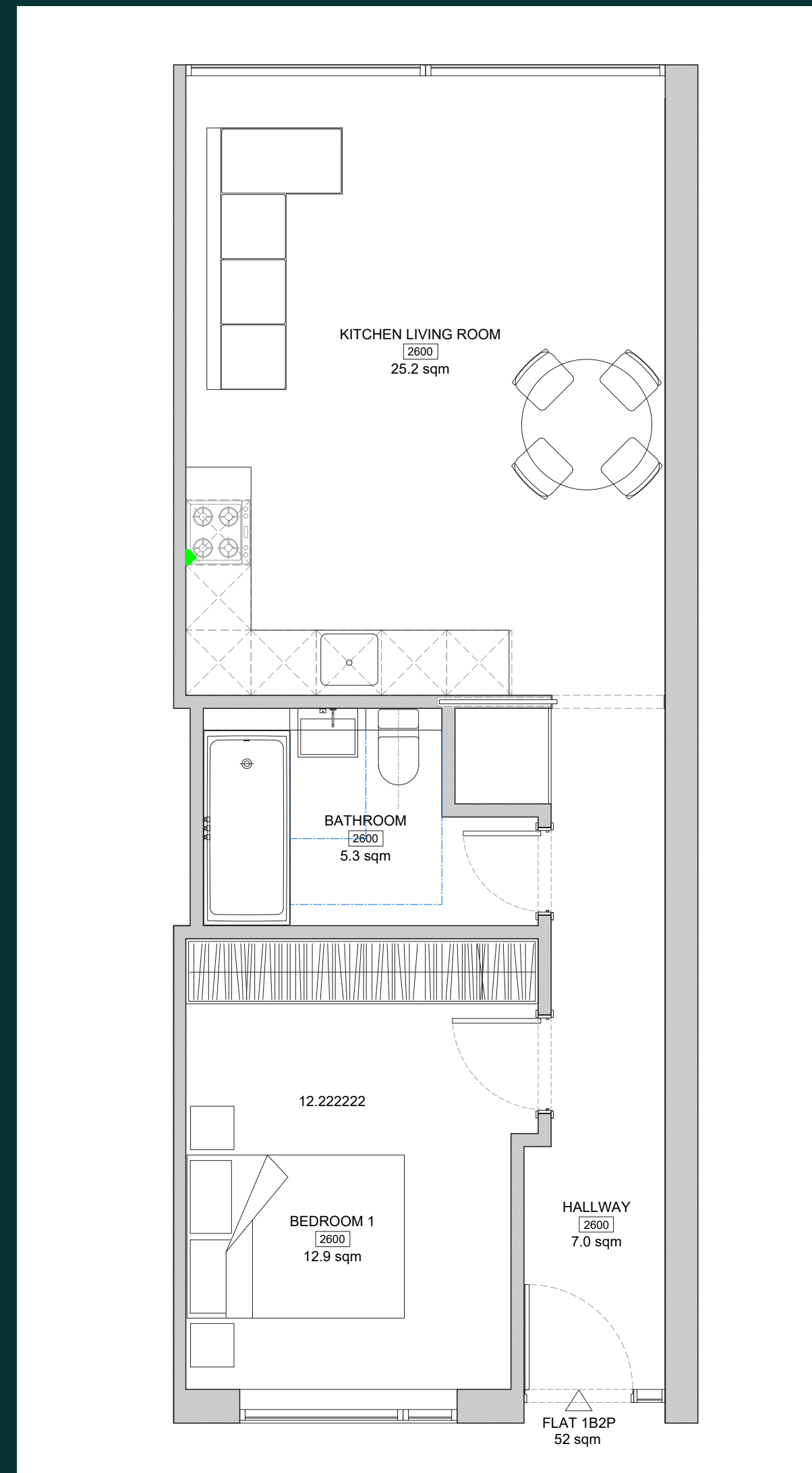
Water and Leisure space running from the Thames to Hertfordshire.



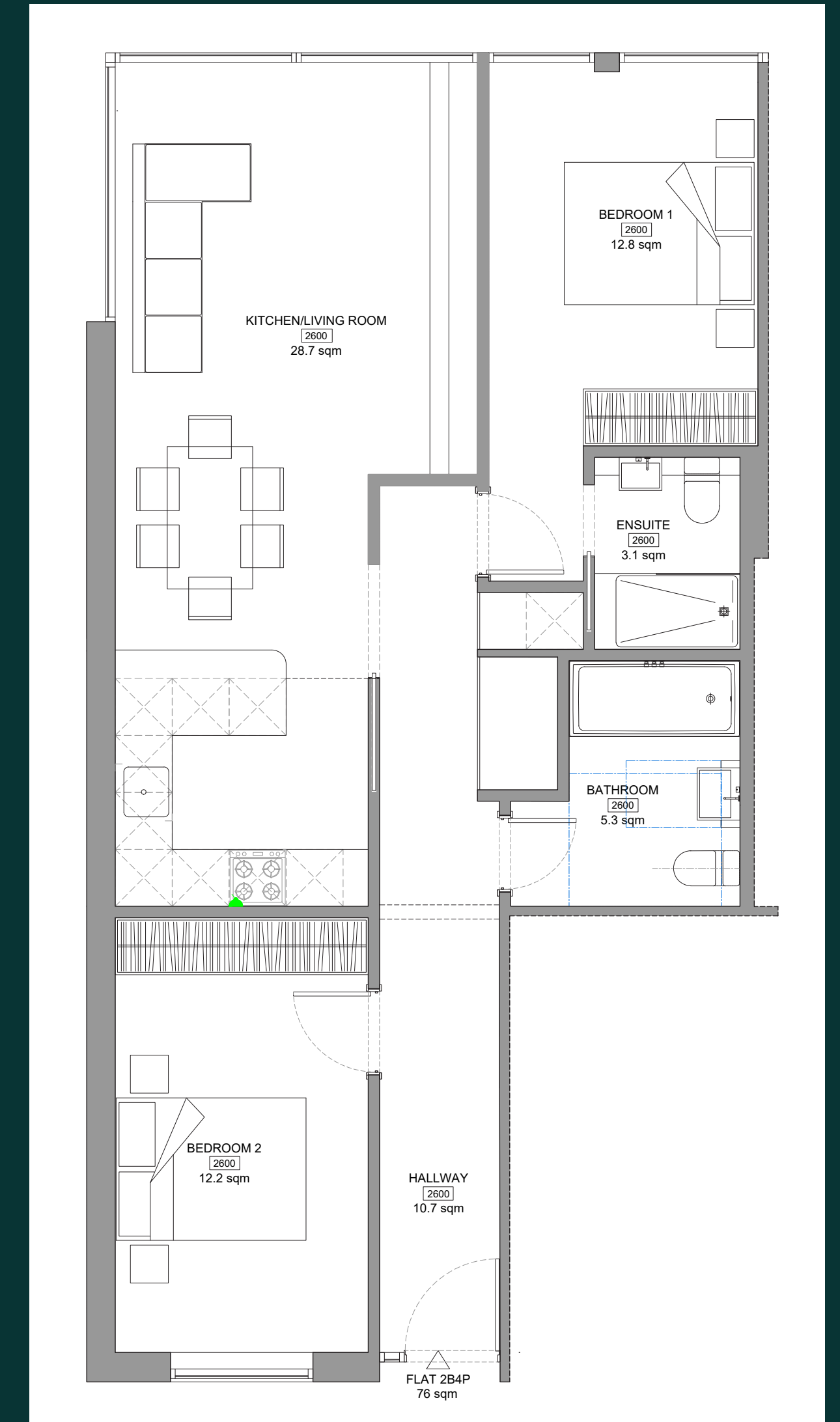
# Residential accommodation

10 x 1-bed apartment

18 x 2-bed apartment



1 bed

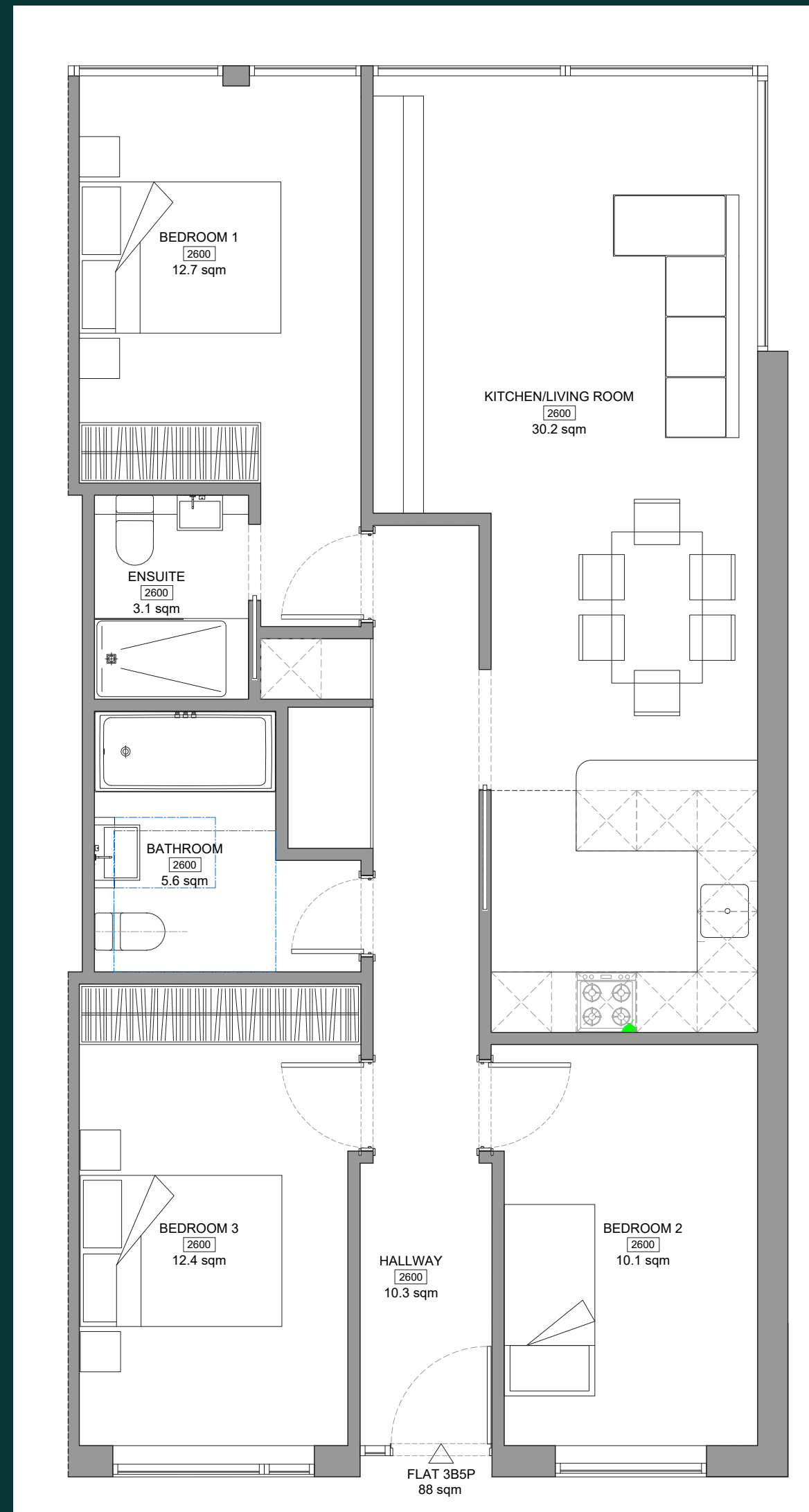


2 bed

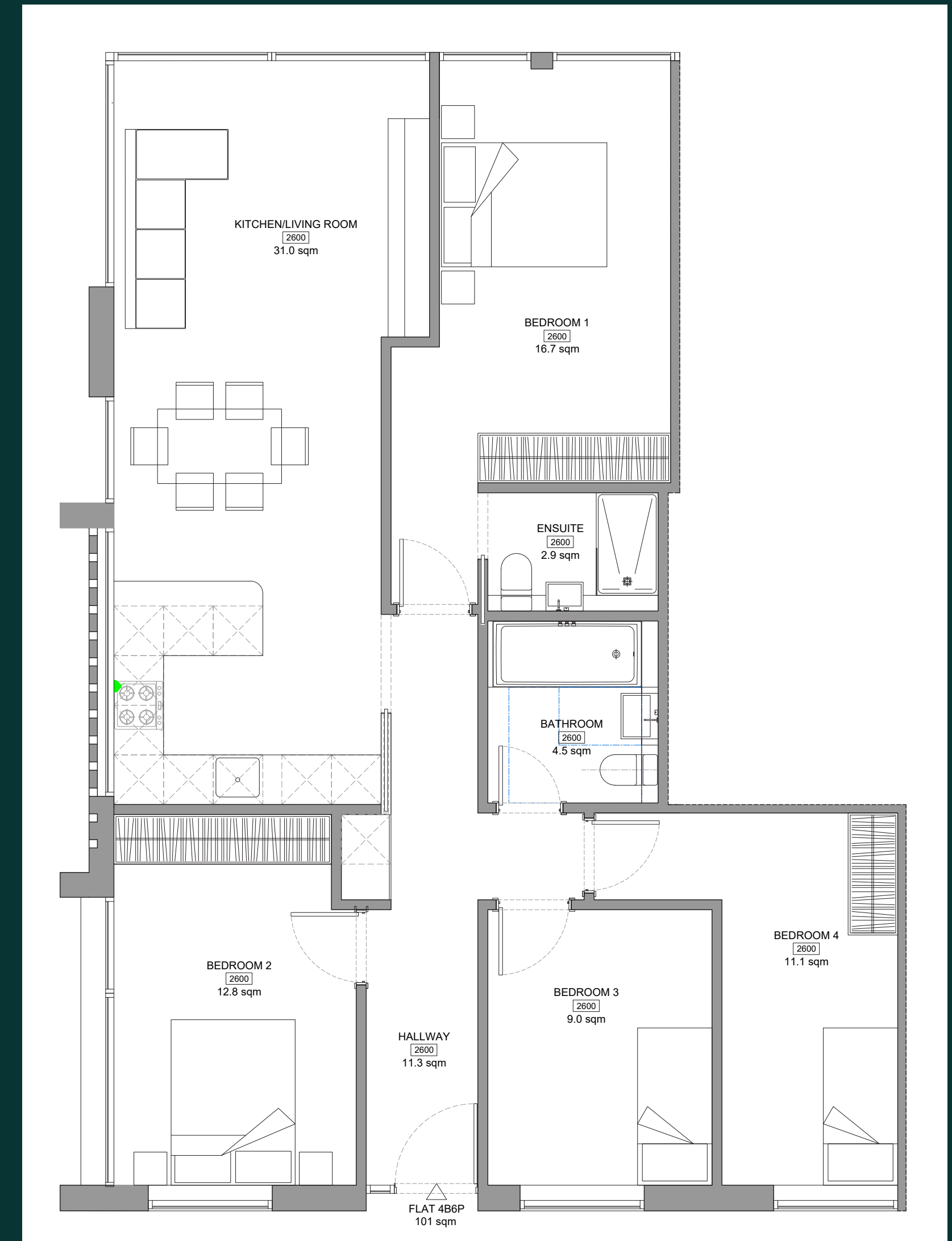
# Residential accommodation

**26** x 3-bed apartment

**7** x 4-bed apartment

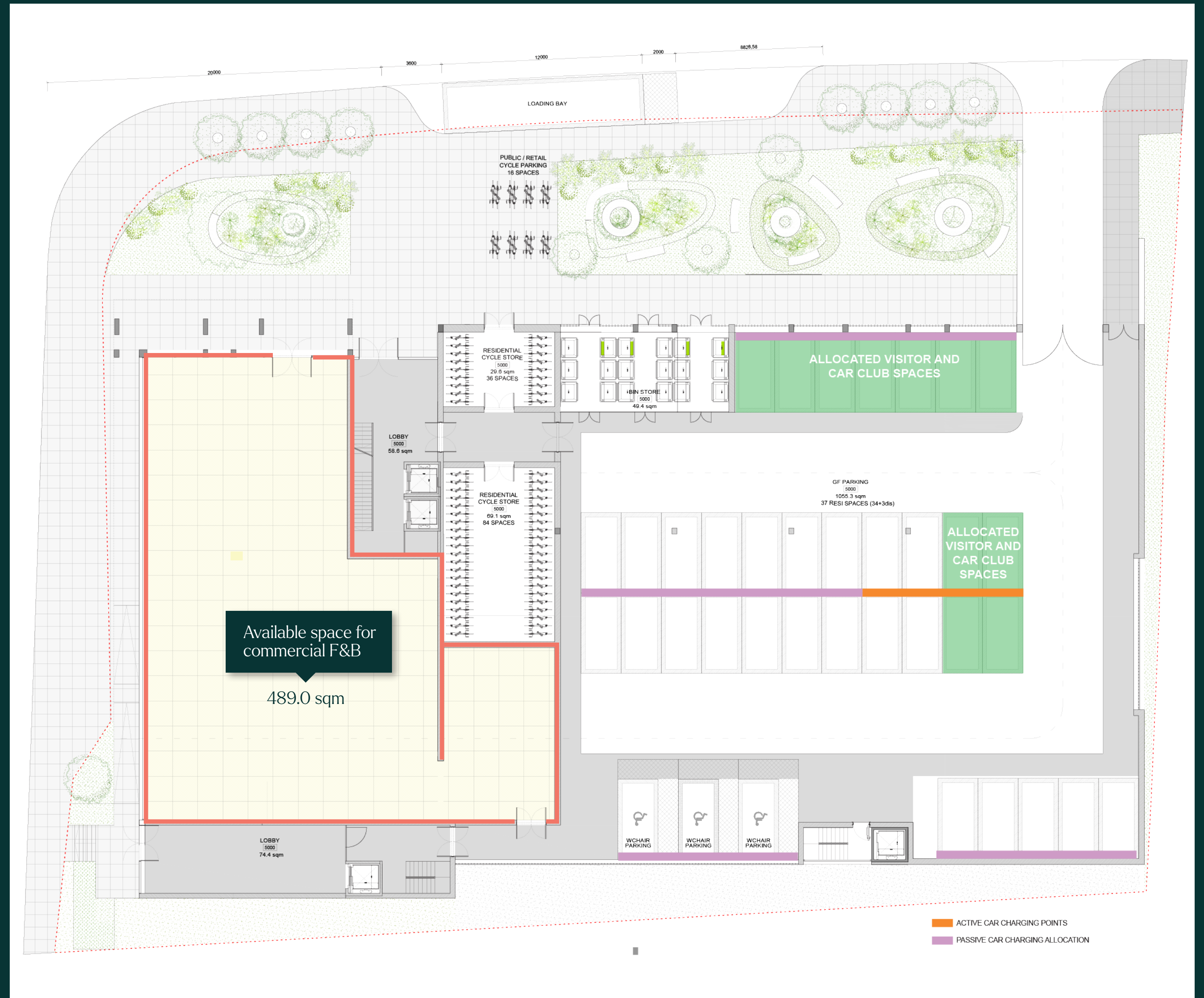


**3 bed**

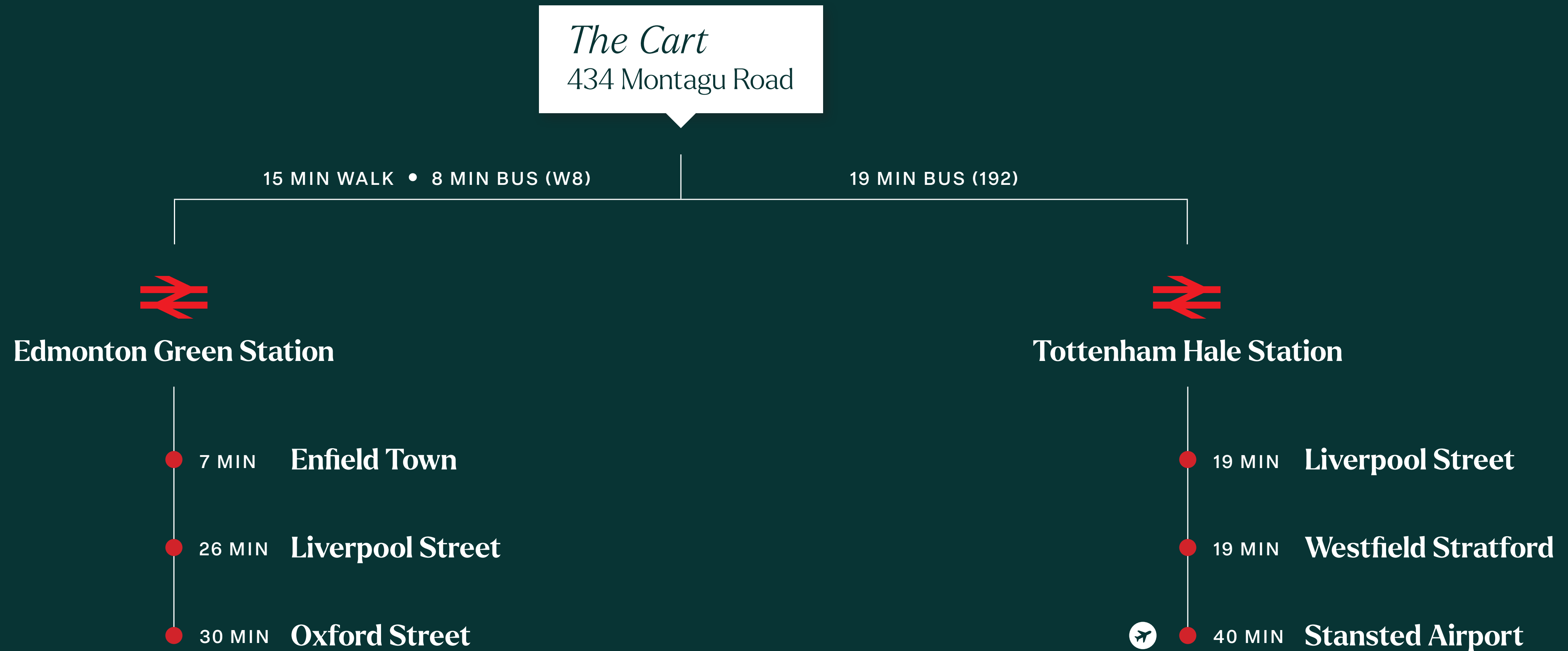


**4 bed**

# Ground floor commercial



# Connectivity and transport



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## TERMS

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### TENURE

Freehold with vacant possession.

### CONDITIONS

Although an unconditional disposal would be preferred, the possibility of a Subject to Planning transaction has not been ruled out.

### ASKING PRICE

£5,750,000

### METHOD OF SALE

The property will be sold by way of private treaty.

### VIEWINGS

Viewings are strictly by appointment only. Please contact the sole agent to arrange an inspection if required.

### AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details on request.

## CONTACT

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For further information please contact:

### Sean Crowhurst

M: 07791 849 470

T: 020 8520 9911

E: [sean.crowhurst@strettons.co.uk](mailto:sean.crowhurst@strettons.co.uk)



### Sami Harith

M: 07882 843 766

T: 020 7632 7564

E: [samiharith@edencap.co.uk](mailto:samiharith@edencap.co.uk)



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