



Victoria Road, London, E18

BUTLER & STAG

Attention - Developers / Investors / Owner Occupiers

Freehold Corner Mixed Use Property

Guide Price £600,000-£700,000

Freehold



LOCATION:

Connections are excellent with the South Woodford Underground Station (Central Line) located just 0.2 miles away. Being the seventh stop along the Central Line, a regular service to central London on a 24/7 basis taking just 22 minutes to Liverpool Street.

DESCRIPTION

The site is predominantly flat currently comprises of mainly hardstanding to the rear. The plot measures 0.04 acres (STS). The ground floor comprises an office (B1), divided into three rooms along with a shower room and small kitchen. The first floor, accessed via its own entrance leads to a one bedroom apartment in need of some modernisation.

PLANNING

The site has no planning history, but given recent activity in the area we feel there is a positive chance of residential development gain subject to usual planning consents. This would include the potential for side and rear extensions.

TENURE

The site is to be sold freehold.

SERVICES

Main services are believed to be available in the local area.

TITLE

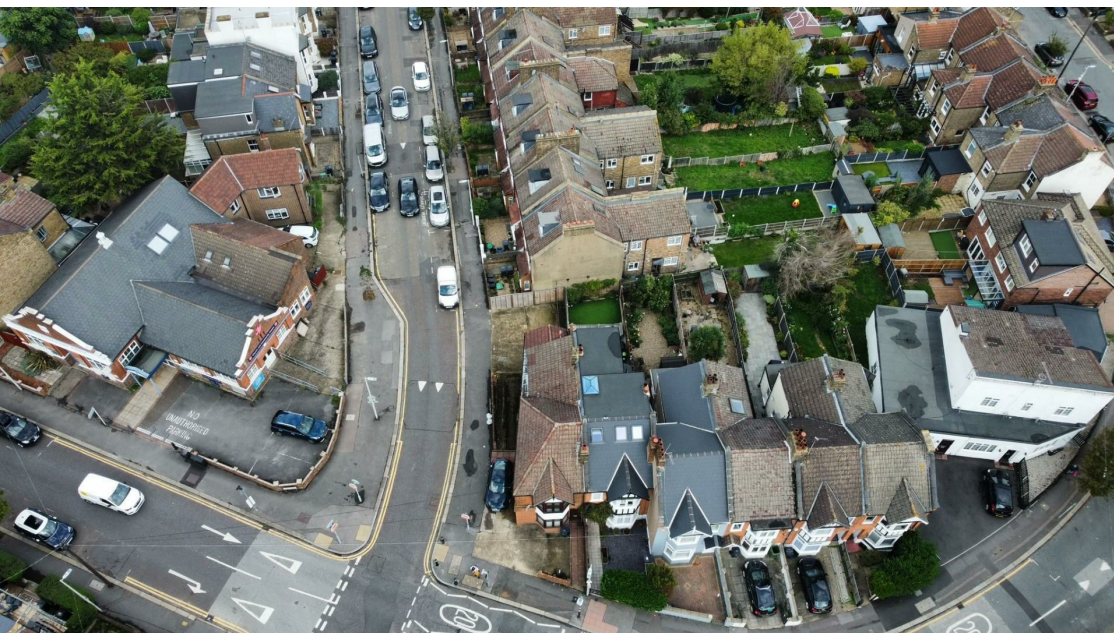
The site is offered for sale freehold with vacant possession.

METHOD OF SALE

The property is offered for sale as a whole. Potential purchasers are requested to register their interest with us. The Vendor reserves the right to accept any offer received at any time subject to conditions or otherwise without reference to registered applicants.

PRICE

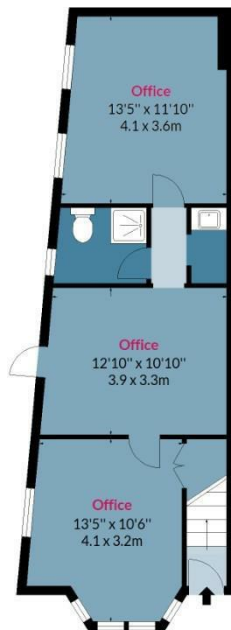
Offers are sought in the region of £600,000 - £700,000, subject to contract.



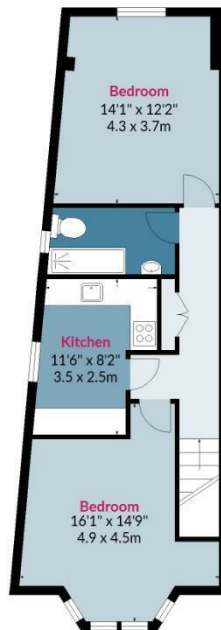
Victoria Road, E18

Approx. Gross Internal Area 1116 Sq Ft - 103.68 Sq M

BUTLER & STAG



Ground Floor



First Floor



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 13/9/2022

Prepared on behalf of Butler & Stag
Land and New Homes

If you have any further questions
please don't hesitate to contact us on
the details below

BUTLER & STAG

☎ 020 4542 2999

🏠 12 Coppice Row Theydon Bois, Essex, CM16 7ES

✉ enquires@butlerandstag.com

www.butlerandstag.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.