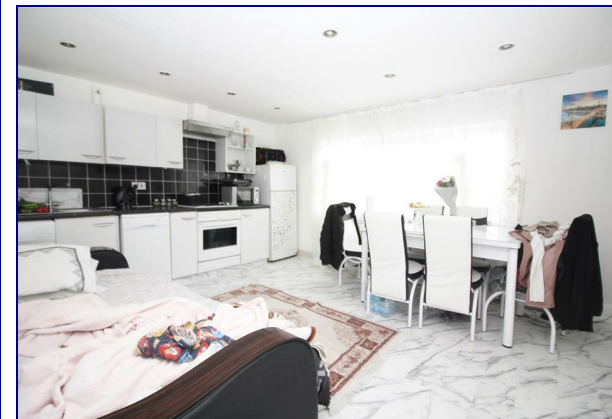
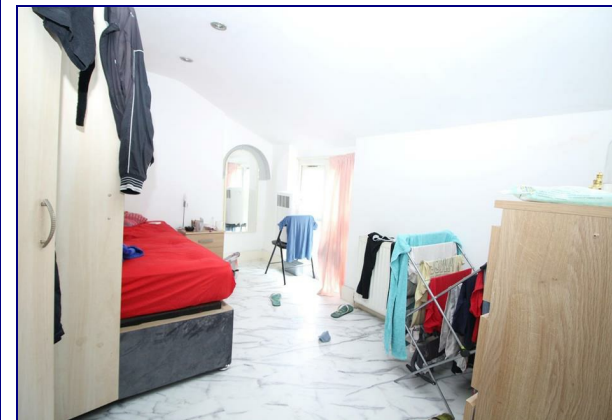




www.kings-group.net

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Walthamstow E17 3AX
Tel: 020 8521 1122

Lea Bridge Road, London, E17 9DS
Offers In Excess Of £1,000,000

Enchanting, Captivating & Alluring, this amazing freehold property is the ideal investment for anyone looking to take advantage of the fantastic 5.19% yield. The property comprises of a large commercial premises that currently provides a £27,000 a year rental income as well as two, two bedroom residential properties that produces a yearly income of £28,800. The commercial premises comes with a five year rent review and was granted a lease of 15 years on the 10th of December 2022 while the residential properties comes with a 12 month assured short hold tenancy agreements that were signed on the 31st of August 2022.

Property Showcases

You are greeted at the property by the commercial premises that is spread out over 2133sqft on the ground floor. The commercial unit comprises of a large shop front, as well as a plethora of additional storage rooms and work spaces. Rear access is also available from the commercial premises and provides access from Raglan Road. The residential properties has access via their own front doors located to the rear of the building. The main doors open into a bright and airy entrance halls and gives access to the entire Properties. Both flats come with two double bedrooms, a fully fitted kitchen, fully tiled bathrooms as well as large lounge/diners.

Location

Situated on the gorgeous street of Lea Bridge Road, this freehold premises has access to an abundance of locational benefits. The property is ideally located being within walking distance to both Hollow Ponds & Snaresbrook underground station. Hollow Ponds is a beautiful part of Epping Forest and what better way to explore it than by hiring a boat and discovering the delights of the wildlife, surrounding shores and the encompassing ancient woodland of Epping Forest. You can take a short eight minute walk to Wood Street shopping parade where you will discover an array of enterprising independent businesses that will be sure to cater for all your wants and needs. A brief fifteen minute walk or four minute bike ride and you will find yourself in one of the most charming and oldest villages in London (the original settlement dates back to 1086), Walthamstow Village is a little slice of country life in London and renowned for its local produce shops and historic buildings. Concentrated around Orford Road, Walthamstow Village is the perfect place to explore on an afternoon walk, and combine with some treats and tipples. From delicious delis to tasty tapas and breweries offering beer at the source, Walthamstow Village is a veritable feast of gourmet goodness and fine foodie fare. Transportation links are also in huge supply, 5 bus stops are all under 0.11 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Snaresbrook stations are 0.97 miles and 0.83 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.54 mile catchment and offer a good to outstanding Ofsted rating.

Tenure

Tenure: Freehold

OFFICE

Hallway
6'0" x 3'5" (1.85 x 1.06)

Office
15'2" x 10'6" (4.64 x 3.21)

Workshop
20'9" x 19'5" (6.35 x 5.93)

Storage
10'8" x 31'3" (3.27 x 9.53)

Storage
6'11" x 4'6" (2.11 x 1.39)

Workshop
18'2" x 10'4" (5.56 x 3.17)

Storage
20'8" x 11'3" (6.32 x 3.44)

Bathroom
9'0" x 8'2" (2.75 x 2.49)

FLAT 1

Hallway
8'5" x 5'10" + 2'11" x 19'8" (2.58 x 1.78 + 0.90 x 6.00)
Gas/Electric cupboard, Double Glazed door to front aspect, Single radiator and Tiled flooring.

Reception
12'1" x 14'11" (3.69 x 4.57)
Double Glazed window to front aspect, Spotlights, Tiled flooring, Power points, TV aerial and Phone point.

Bedroom One
12'3" x 9'1" (3.75 x 2.77)
Double Glazed window to rear aspect, Single radiator, Tiled flooring, Power points, TV aerial and Phone point.

Bedroom Two
9'6" x 7'6" (2.90 x 2.30)
Double Glazed window to side aspect, Single radiator, Tiled flooring, Power points, TV aerial and Phone point.

Kitchen
5'7" x 15'7" (1.71 x 4.76)
Double Glazed window to front aspect, Tiled flooring and walls with tiled splash backs, Range of base & wall units with roll top granite effect work surfaces, Integrated cooker with electric oven and gas hob, Extractor fan with hood, Sink with drainer unit, Space for fridge freezer, Plumbing for washing machine, Spotlights and Power points.

Bathroom
8'3" x 5'7" (2.52 x 1.71)
Double Glazed Opaque window to front aspect, Tiled walls and flooring, Double radiator, Extractor fan, Panel enclosed bath with mixer tap and attachments, Hand wash basin with mixer tap and pedestal, Low level flush w/c.

FLAT 2
Hallway
2'9" x 26'11" (0.85 x 8.22)
Glazed door to front aspect, Single radiator, Tiled flooring and Power points.

Reception
14'4" x 11'10" (4.38 x 3.61)
Double Glazed window to front aspect, Spotlights, Tiled flooring, Power points, TV aerial and Phone point.

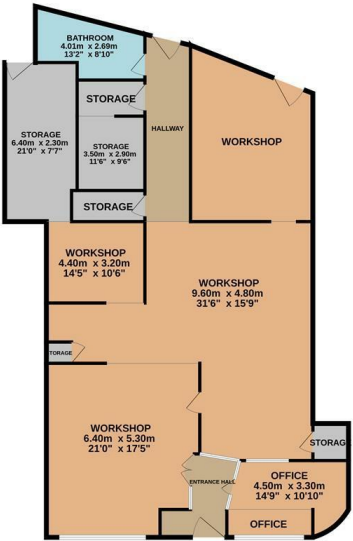
Kitchen
Double Glazed window to front aspect, Tiled flooring and walls with tiled splash backs, Range of base & wall units with roll top granite effect work surfaces, Integrated cooker with electric oven and gas hob, Integrated extractor fan with hood, Sink with drainer unit, Space for fridge freezer, Plumbing for washing machine, Spotlights and Power points.

Bedroom One
11'8" x 5'8" (3.57 x 1.74)
Double Glazed window to rear aspect, Double Radiator, Laminate flooring and Power points.

Bedroom Two
9'2" x 11'3" (2.80 x 3.43)
Double Glazed window to rear aspect, Double Radiator, Spotlights, Laminate flooring and Power points.

Bathroom
9'1" x 4'9" (2.78 x 1.47)

GROUND FLOOR
198.2 sq.m. (2133 sq.ft.) approx.



TOTAL FLOOR AREA: 198.2 sq.m. (2133 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, volumes, areas and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be read in conjunction with the prospectus. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
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