



GILMARTIN LEY

Freehold Shop, Upper Parts and Mews Houses For Sale - Leytonstone E11

Significant development potential

**555-557 High Road
Leytonstone,**

LONDON, E11 4PD



Area

Gross Internal Area: 375 sq.m. (4,031 sq.ft.)

Price

Guide Price £1,300,000 subject to contract



Property Description

The property comprises of two mid-terrace late Victorian properties arranged as interconnecting shops, with two upper floors of accommodation formerly in residential use and two additional two-storey adjoining rear mews buildings, with frontage onto Lynn Mews.

The ground floor accommodation is currently in use trading as an engineers merchants. The residential accommodation requires modernisation throughout and subject to the necessary permissions there is development potential to create additional floor space and/or for reconfiguration.

- > Freehold for sale with vacant possession of the whole property
- > Significant development potential
- > Located in an improving part of East London
- > Excellent transport links
- > Leytonstone High Road London Overground Station only 350 metres (0.22 miles) distant
- > Leytonstone London Underground Station (Central line) only 850 metres (0.53 miles) distant
- > Leyton London Underground Station (Central line) only 1.0 kilometre (0.62 miles) distant
- > Stratford International Station and Westfield Shopping Centre only 2.25 kilometres (1.4 miles) to the south

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	183.75	1,977	
First Floor	126.25	1,358	
Second Floor	64.55	694	



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Property Location

The property is situated on the western side of High Road Leytonstone, immediately opposite Leytonstone Fire Station.

Leytonstone has seen vast improvement over recent years, with excellent communications to the area.

Leytonstone High Road London Overground Station is located circa 350 metres to the north of the property.

London Liverpool Street Station is approximately 16 minutes travel time on London Underground from Leytonstone and Leyton Stations (Central line), which are 850 metres and 1.0 kilometres to the north east and south east of the property, respectively.

Stratford International Station, approximately 2.25 kilometres (1.4 miles) to the south and only circa 8 minutes travel time on the Central Line, provides a high speed service which takes only 7 minutes to connect to London St Pancras and the Eurostar terminal at St Pancras International. Stratford station is also on the Docklands Light Railway and Jubilee Line - the journey times to Canary Wharf being 12 and 14 minutes respectively. National Rail destinations from Stratford station include East Anglia, north-east London and Liverpool Street. There are half hourly services from Stratford Station to Stansted Airport with a journey time of 1 hour. The excellent existing public transport infrastructure provision will continue to improve when Stratford Crossrail station opens in 2018/2019. This will provide a direct connection to Tottenham Court Road in only 13 minutes and to London Heathrow Airport in 43 minutes.

Westfield Stratford City shopping centre, adjoining Stratford International Station is one of the largest urban shopping centres in Europe comprising 175,000 square metres of retail floor space with 300 stores including Marks & Spencer, John Lewis and Waitrose as well as a Vue Cinema complex. Leyton and Leytonstone Town Centres provides local shopping facilities within short walking distance.

2017 Rateable Value £22500.00

Estimated Rates Payable £9742 per annum

Service Charge p.a. N/A

Terms Freehold available with vacant possession

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Waltham Forest

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/24819>

Last Updated: 27 Feb 2018

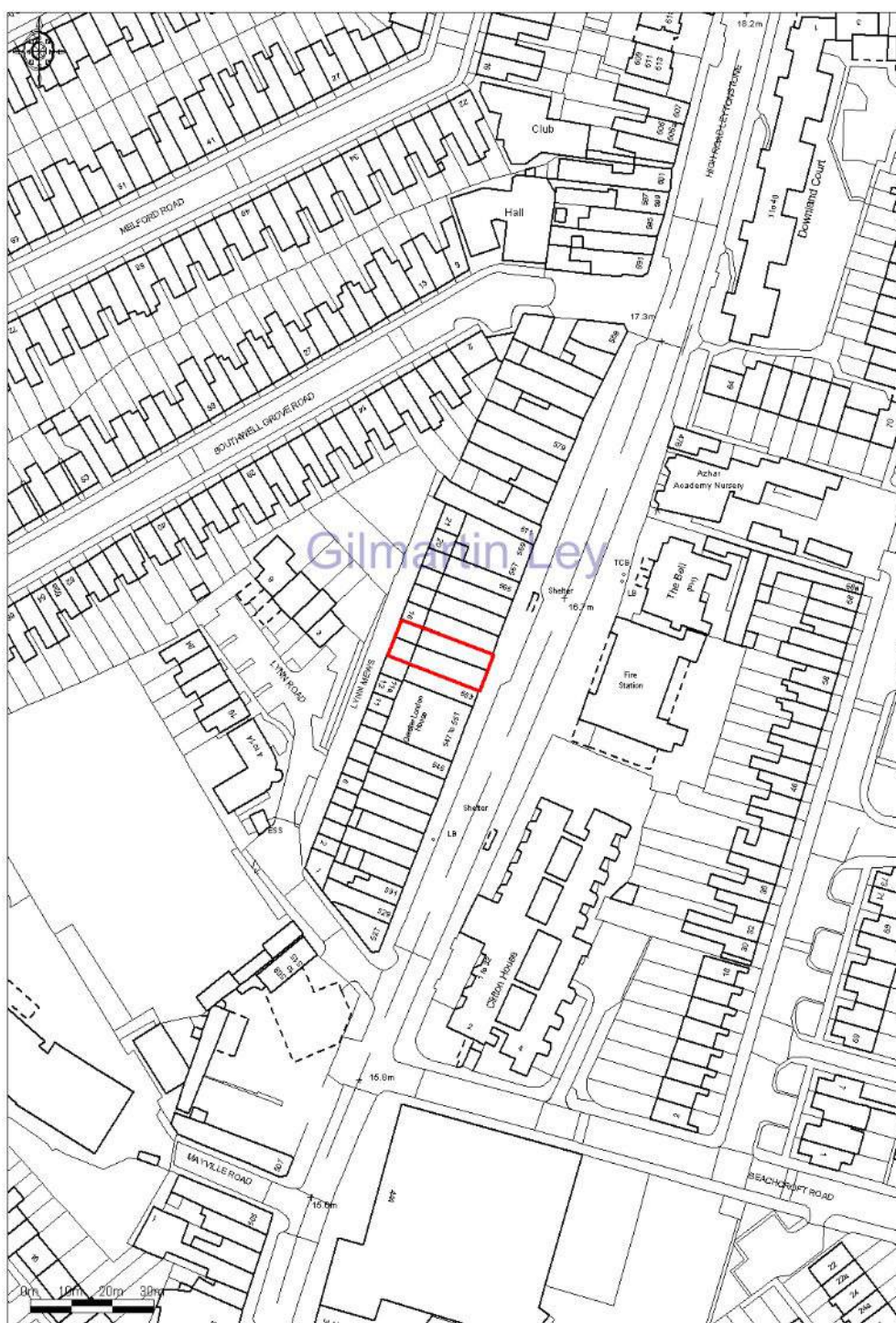
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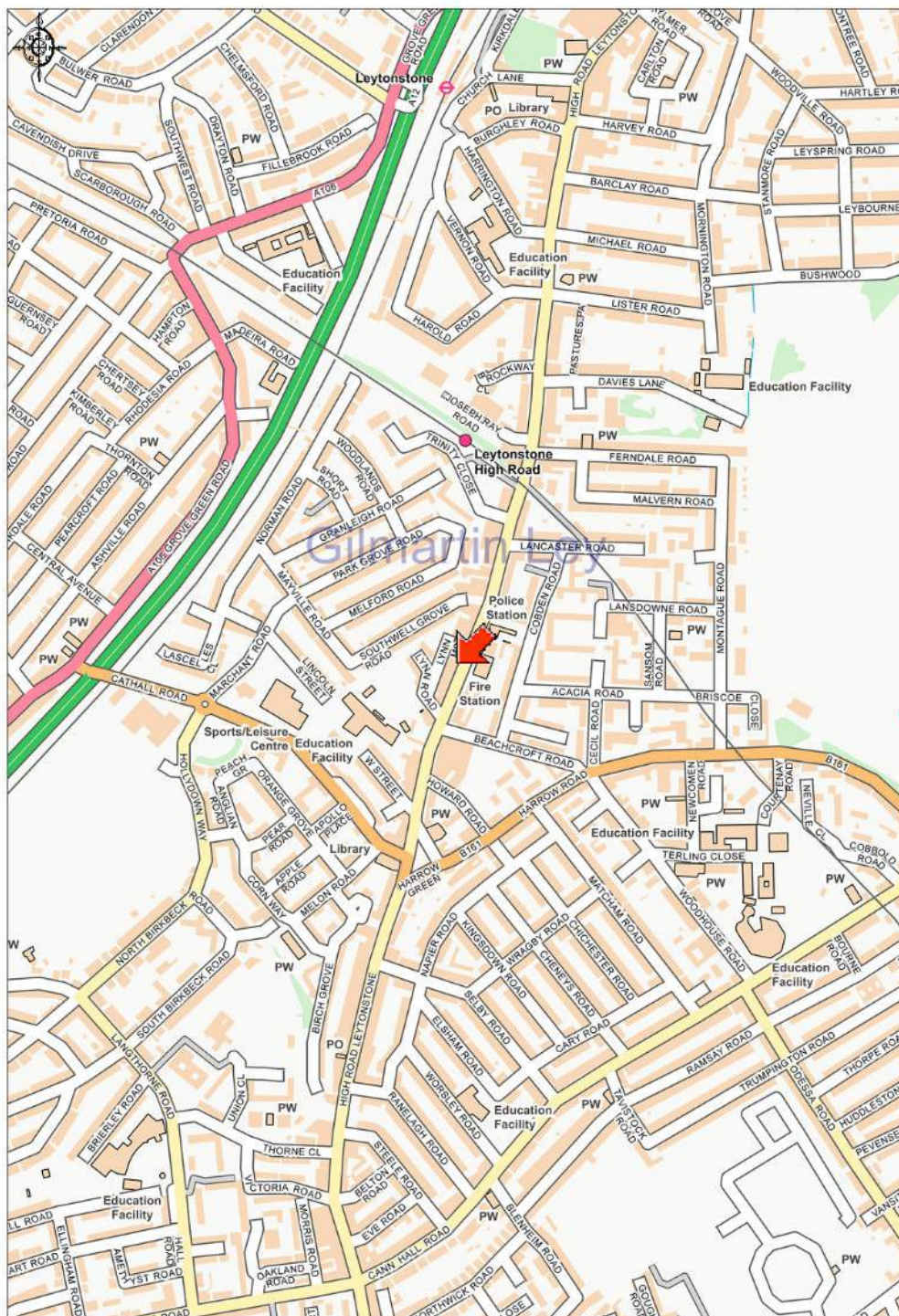


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Our ref: 24819

Property Investment and Development Consultants
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Chartered Surveyors and Estate Managers
Property Experts for North London

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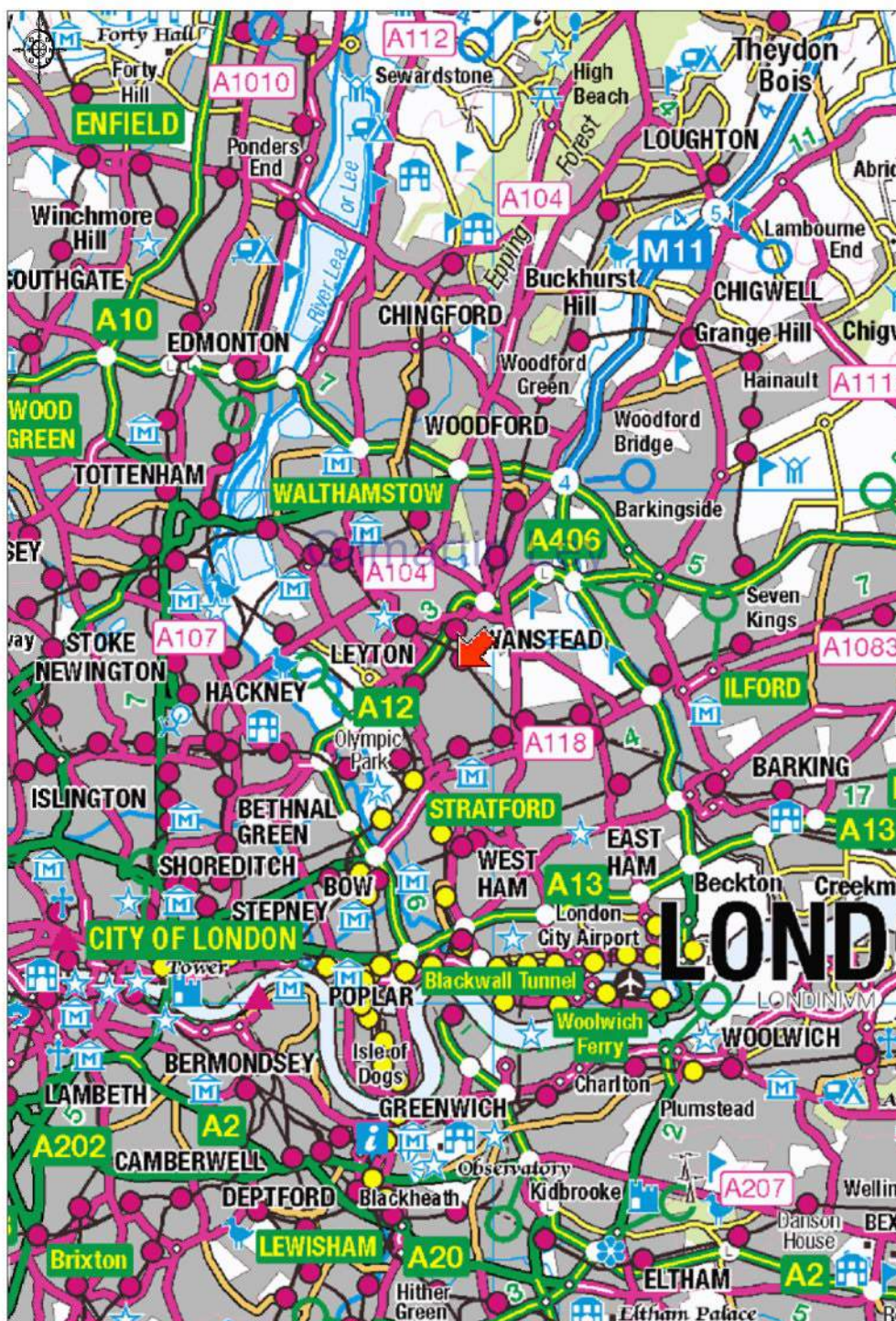


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