



Outline is for guide purposes only

**204 SINCLAIR ROAD, CHINGFORD,
LONDON, E4 8PT**

Offers In Excess Of £1,100,000 Freehold



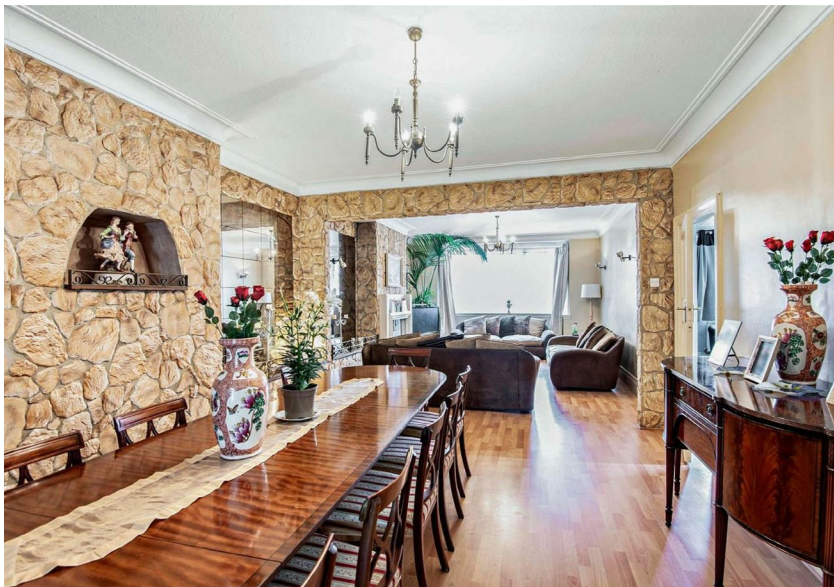
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Full Description

Detached freehold house with self contained block of four licensed (8 persons / 4 households) HMO rooms all with en suite bathrooms and a separate communal kitchen / dining area.

To the side of the property and set back from the main road is a detached double garage block with potential

We are informed the four rooms are let on AST's producing £4,000 pcm with all bills included except council tax which the tenants pay individually, Gas and electricity is a single supply

The entire site extends to approximately 0.175 acres split across three separate title numbers NGL53175, EGL100002 and EGL142771 all under one ownership.

Further information available in our Data Room

Location

Sinclair Road is conveniently located within easy walking distance of Chingford Mount high street with its array of quality restaurants, cafe's, shops and transport links. There are many bus routes, some direct to Stratford City and the new Olympic Park and Westfield shopping centre and excellent road links to the A406 and M11

Services

Not checked

Planning

It is felt the property would lend itself to further extensions creating a larger HMO / Care home / Nursery or alternative, the detached garage also has additional potential. All of the above is subject to the necessary consents.

A search of Waltham Forest planning portal shows five previous applications, interested parties must rely on the own due diligence process to the local authority. Ref: 190123 / 173425 / 170474 / 110129 / 990994

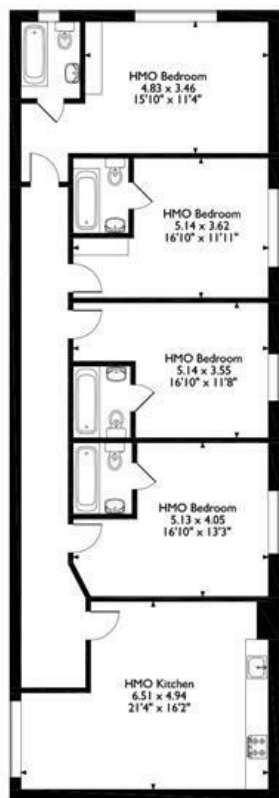
Terms

Offers are sought in excess of £1,100,000 Freehold

Viewing

Contact Sole Agents Christopher St James 020 8545 0591

204 Sinclair Road, London
 Approximate Gross Internal Area
 Main House = 224 Sq M/2409 Sq Ft
 Outbuilding = 131 Sq M/1415 Sq Ft
 Total = 355 Sq M/3824 Sq Ft



Outbuilding



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



THE SMALL PRINT

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