

204 SINCLAIR ROAD, CHINGFORD, LONDON, E4 8PT

Offers In Excess Of £1,100,000 Freehold



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

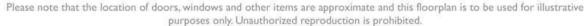
Contact Sole Agents Christopher St James 020 8545 0591

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THE SMALL PRINT

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