

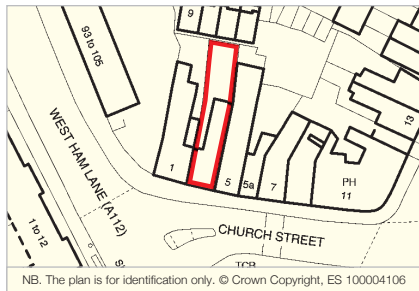
London E15

3 Church Street, Stratford E15 3HU

- A Freehold Mid Terrace Building arranged to provide a Ground Floor Lock-Up Shop Unit with Garden together with a Self-Contained First and Second Floor Maisonette Above
- Planning Permission for Change of Use and Extensions to provide Three Self-Contained Flats
- Comprising 1 x Three Bedroom Garden Flat, 1 x Two Bedroom Flat with Roof Terrace and 1 x One Bedroom Flat with Gallery Area and Roof Terrace

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**



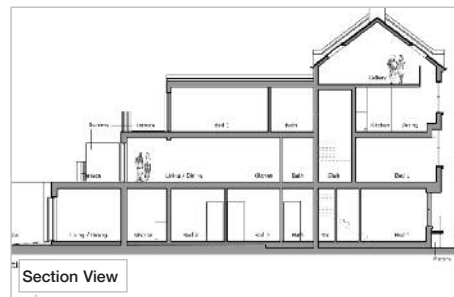
To View

The property will be open for viewing every Tuesday before the Auction between 2.45 – 3.15 p.m. and Saturday between 3.15 – 3.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Boulter & Company Solicitors
(Ref: Mr P Cacciatore).
Tel: 0208 340 0222.
Email: p.cacciatore@boulterandco.com

**VACANT –
Freehold Building with Planning**



Tenure
Freehold.

Location

The property is situated on the north side of Church Street (A107), to the east of its junction with West Ham Lane (A112). Local shops and bars are available in the immediate vicinity, with the further and more extensive shops, restaurants and other recreational facilities of central Stratford and both the Stratford Centre and the Westfield Stratford City shopping centres being less than a mile away. Rail, London Underground – Zone 2/3 (Central and Jubilee Lines), London Overground and DLR services run from Stratford Station. From December 2018, Crossrail/The Elizabeth Line will also serve the area, initially between Paddington and Abbey Wood and gradually expanding before the entire Reading to Shenfield service opens in December 2019. This will further improve what is already one of the capital's best connected districts. In addition, several bus routes pass close to the property. The A12 lies a short distance to the north and provides access to both the A406 (North Circular Road) and the M25 Motorway. The open spaces of both West Ham Lane Recreation Ground and West Ham Park are close by, whilst the further open spaces of the Queen Elizabeth Olympic Park are also close at hand.

Description

The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. Internally, the property is arranged to provide a lock-up shop unit on the ground floor together with a self-contained maisonette above. There is a rear garden. The property is to be offered with planning permission for change of use and extensions to provide three self-contained flats.

Accommodation

Ground Floor Shop – Retail Area, Rear Room, Kitchen, WC
Gross Frontage – 5.16 m (16' 11")
Net Frontage – 3.98 m (13' 1")



Shop Depth – 10.71 m (35' 2")

Built Depth – 16.97 m (55' 8")

First Floor – Two Rooms, Bathroom, WC

Second Floor – Three Rooms, Storage Area with Restricted Head Room
Site Area approximately 0.017 Hectares (0.041 Acres)

Planning

Local Planning Authority: Newham Council.
Tel: 020 8430 2000.

Planning permission was granted on appeal (Ref: APP/G5750/A/14/2228594) dated 17th February 2015 for 'change of use of existing dry cleaners (Class A1) to 1 x three bedroom flat and subdivision of existing first and second floor flat to provide 1 x two bedroom flat and 1 x one bedroom flat; erection of ground floor rear extensions and first and second storey rear extensions; alteration and installation of external windows and doors; removal of shop front; installation of rooflights and addition of roof terraces at rear'.

Upon completion of the approved works, the property will provide the following accommodation:

Ground Floor Flat – Reception Room open to Kitchen and with patio doors to Rear Garden, Three Bedrooms, Bathroom with WC and wash basin, Shower Room with WC and wash basin
GIA approximately 82.38 sq m (887 sq ft)

First Floor Flat – Reception Room open to Kitchen and with patio doors to Roof Terrace, Two Bedrooms, Bathroom with WC and wash basin
GIA approximately 65.2 sq m (702 sq ft)

Second Floor Flat – Reception Room open to Kitchen with staircase to Gallery Area, Bedroom with patio doors to Roof Terrace, Bathroom with WC and wash basin, Shower Room with WC and wash basin
GIA (including Gallery Area) approximately 66.44 sq m (715 sq ft)

A full set of plans is available from the Auctioneers upon request.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.