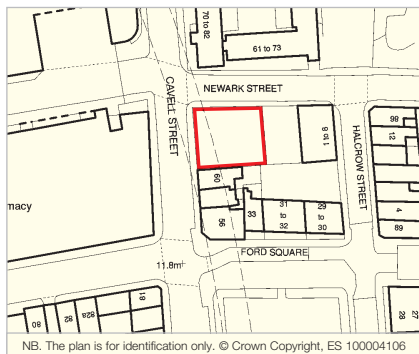


# London E1

## 62-66 Cavell Street, Whitechapel E1 2JA

- **A Freehold Broadly Square Shaped Site extending to Approximately 0.027 Hectares (0.068 Acres)**
- **Planning Permission for the Erection of a Five Storey Building comprising Ten Self-Contained Flats (1 x Studio, 2 x One Bedroom Flats, 4 x Two Bedroom Flats, 3 x Three Bedroom Flats)**
- **Crossrail (Elizabeth Line) services from Whitechapel Station will commence in December 2018**

## Vacant Possession



### Joint Auctioneer

Messrs Walton Estates (Ref: SD).

Tel: 07887 644929.

Email: simondredzen@waltonestates.co.uk

### Seller's Solicitor

Messrs Kingsbury (Ref: JO)

Tel: 0207 183 2529.

Email: jordan.oldfield@kingsbury-consultants.co.uk

### VACANT – Freehold Site with Planning



### Tenure

Freehold.

### Location

The property is situated on the east side of Cavell Street, to the south of its junction with Neworth Street. The local amenities of Whitechapel are readily accessible on Whitechapel Road (A11) to the north and Commercial Road (A13) to the south. The further shopping facilities of Old Spitalfields Market and Brick Lane Market are within easy reach to the north. The open green spaces of Stepney Green Park are within close proximity to the east. Whitechapel Underground Station (District and Hammersmith & City Lines) is within walking distance to the north. Services on the new Crossrail/Elizabeth line will run from Whitechapel Station from December 2018. The journey time from Whitechapel to Bond Street will be 10 minutes (currently 23 minutes).

### Description

The property comprises a broadly square shaped site extending to approximately 0.027 hectares (0.068 acres).



### Planning

Local Planning Authority: Tower Hamlets Council.

Tel: 0207 364 5009.

Planning permission (Ref: PA/17/00028) was granted 10th April 2017 for 'Redevelopment for a part four and part five storey residential building for 10 flats and ancillary related development'. Planning permission is subject to a CIL payment of £74,733.

Copy plans and planning permission are available from the auctioneers office upon request (Ref:JP/AJC).

### Proposed Accommodation

Unit	Floor	Accommodation	NIA sq m	NIA sq ft
1	Ground	One Bedroom Apartment	52.4	564
2	Ground	Two Bedroom Apartment	70.0	753
3	First	Two Bedroom Apartment	72.7	783
4	First	Three Bedroom Apartment	87.8	945
5	Second	Two Bedroom Apartment	72.7	783
6	Second	Three Bedroom Apartment	87.8	945
7	Third	Two Bedroom Apartment	72.7	783
8	Third	Three Bedroom Apartment	87.8	945
9	Fourth	Penthouse Studio	37.8	407
10	Fourth	Penthouse One Bedroom Apartment	50.5	544
Total			692.2 sq m	(7,451 sq ft)

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.alltop.co.uk](http://www.alltop.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 – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



