



14 Cameron Road, Seven Kings, Ilford, Essex, IG3 8LA

Freehold Development Opportunity

Guide Price - £ 3.9 Million (OIEO)

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DESCRIPTION

A three storey former nightclub and banqueting centre with planning permission for the demolition of the existing building and the development of a six storey building comprising 32 flats (21 one beds, 9 two beds and 2 three beds), as well as two commercial units.

LOCATION

The east London suburb of Ilford lies just under ten miles east of the capital's West End and has a population of about 168,000 (2011 census). Ilford lies alongside London's North Circular Road (A406) and can be accessed from the M25 London orbital motorway at junction 28 via the A12. Cameron Road lies south of the A12. The property lies on the north side of the road, west of its junction with High Road (A118).

It enjoys the amenity of being close to a number of schools, sports grounds and parks, as well as larger shopping facilities, such as the nearby Homebase, Tesco superstore, Curries, Wickes and other large scale shops.



PLANNING AND DEVELOPMENT

Planning permission was granted on 26th February 2015 for the demolition of the existing building and erection of a new six storey building providing 32 flats and 2 commercial units with associated landscaping, along with basement parking. (Planning Ref: 0951/13).

No affordable housing has been attributed to the housing aspect of the scheme and the CIL contribution is £226,000. There is further potential to amend the scheme to include an additional two floors and create a further 12 flats subject to planning.

TRANSPORTATION

The existing site at 14 Cameron Road is located along a major local traffic route that includes the mainline rail corridor between Liverpool Street/Central London, Newbury Park and Essex.

Iford Central train station is 1.0 mile away and can be reached within 3 minutes by train, 4 minutes by car or bicycle or 20 minutes on foot.

Tenure	Freehold
Local Authority	London Borough of Redbridge
Viewings	Rehan Khawaja Tel: 020 8998 8464

