

DEVELOPMENT OPPORTUNITY FOR SALE



330 LEA BRIDGE
ROAD

SUMMARY

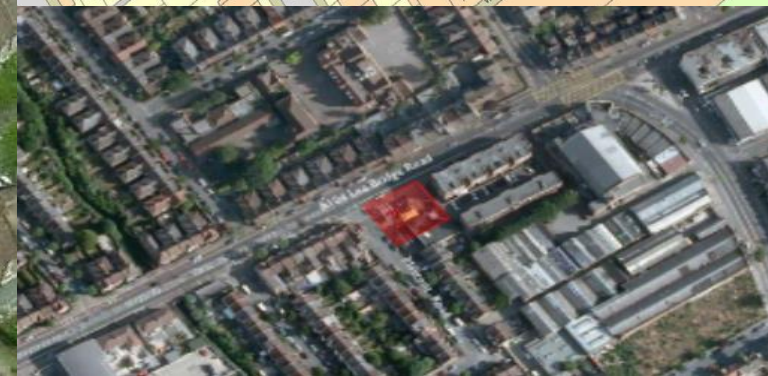
- A 0.21 acre site benefitting from planning permission for 19 apartments (9 x 1 bed, 5 x 2 bed & 5 x 3 bed units) & 5 Commercial Units
- Situated close to Leyton Midland Road Station & Leyton Underground Station
- Vacant possession upon completion
- Freehold offered in our March Auction

LOCATION

The site is located in a vibrant area on Lea Bridge Road in Leyton, within the London Borough of Waltham Forest. The surrounding area comprises a mix of both residential and commercial uses.

Leyton Midland Road station (National Rail and London Over-ground services) is located approximately 0.7 mile from the site and Leyton Underground station is located approximately 1.2 mile from the site.

Recreational facilities are available in Leyton Jubilee Park & Lee Valley Park



PLANNING

- site benefits from planning permission (reference 2014/0173) for the demolition of the existing building and the construction of 19 new apartments (9 x 1 bed, 5 x 2 bed, and 5 x 3 bed) and 5 shop units at ground floor level.
- Subject to a S106 Agreement which provides for 2 Affordable Rented units (1 x 1 bed and 1 x 3 beds)

CONTACTS

For further information including approved planning documents please contact:



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ACCOMODATION SCHEDULE

Unit	Floor	Description	NIA sq.ft.	NIA sq.m.
1	Ground	Commercial Unit	500	46.5
2	Ground	Commercial Unit	501	46.6
3	Ground	Commercial Unit	548	50.9
4	Ground	Commercial Unit	513	47.7
5	Ground	Commercial Unit	512	47.6
Commercial Total			2574	239.3
1	Ground	1 Bed Apartment - <i>S106 Affordable</i>	667	62
2	Ground	3 Bed Apartment - <i>S106 Affordable</i>	1108	103
3	First	2 Bed Apartment	667	62
4	First	1 Bed Apartment	560	52
5	First	1 Bed Apartment	538	50
6	First	1 Bed Apartment	538	50
7	First	3 Bed Apartment	861	80
8	First	1 Bed Apartment	538	50
9	First	2 Bed Apartment	753	70
10	Second	3 Bed Apartment	1,065	99
11	Second	1 Bed Apartment	538	50
12	Second	3 Bed Apartment	861	80
13	Second	1 Bed Apartment	538	50
14	Second	2 Bed Apartment	753	70
15	Third	1 Bed Apartment	560	52
16	Third	3 Bed Apartment	861	80
17	Third	2 Bed Apartment	807	75
18	Fourth	2 Bed Apartment	796	74
19	Fourth	1 Bed Apartment	538	50
Residential Total			13,547	1259
Grand Total			16,121	1498.3