

**An Opportunity to Build & Develop 73 Residential Apartments and 1,400 sqm (GIA) Commercial Floor space in Bow, London**



**Strictly Private & Confidential – Not for Distribution**

## Investment Proposal

- To build & develop 73 residential flats & 1,400 sqm (GIA) of commercial floor space
- Located in Bow, London
- Walking distance to both London Underground & DLR

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## Project Description

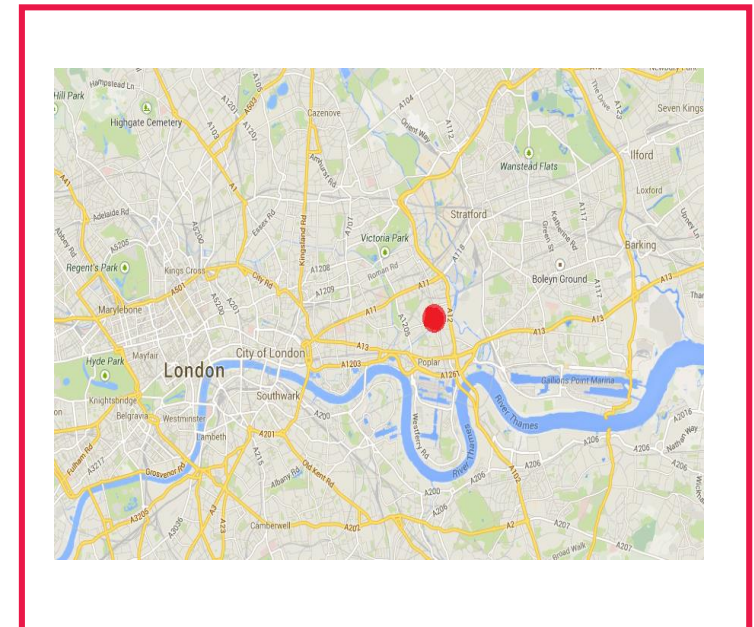
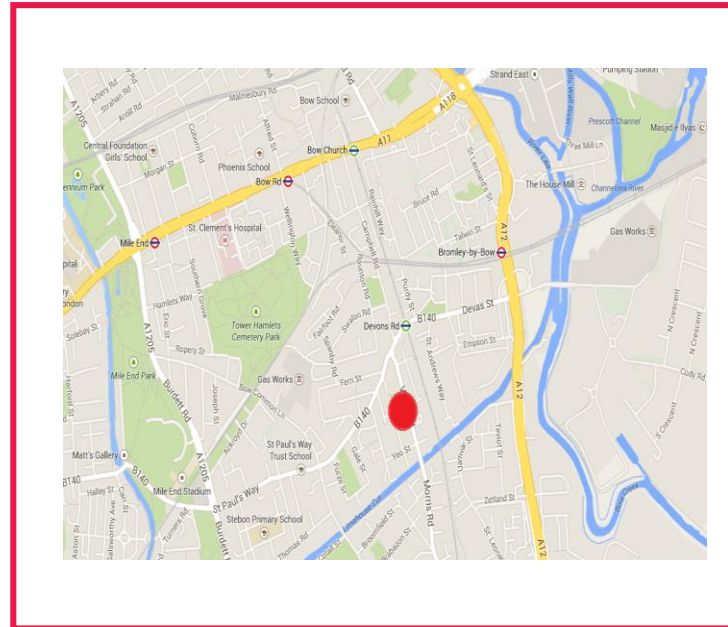
- Acquire plot of land with planning permission
- Planning permission has been granted to build 5 to 9 storeys of mixed use development
- Potential to increase another 2 storeys STPP

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## Market Overview

- London ranked top city for year on year property appreciation
  - Year 2013 has seen London property increase in value by up to 16%
  - On average London has 13 potential buyers per residential unit
  - Severe shortage of housing stock has pushed property prices in London
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- The development will be a waterside development located on the banks of the Limehouse Cut Canal in Bow, London
- The development will comprise a mix of studio, one, two and three bedroom apartments boasting stunning views of Canary Wharf, the City and the Olympic Park
- The development is ideally located for travel, with Canary Wharf just 7 minutes and Stratford Westfield just 6 minutes away via DLR
- Some of the countries most prestigious and specialist universities are located within minutes from the development making this development ideal for enjoying the very best of London living at an exciting and vibrant new destination.



# PLANNING PERMISSION

“ Redevelopment to provide buildings of between five and nine storeys for mixed use purposes including 73 residential units (Class C3) (1 x studio; 20 x 1 bedroom; 36 x 2 bedroom; 16 x 3 bedroom) 1,300sqm (GIA) of flexible commercial floor space (Classes A1/A2/A3/A4/A5) or Gymnasium (Class D2), with associated roof terraces, landscaping, access and Servicing. ”

Unit No	Floor	Bed	Bath	O/S SPACE	Aspect	Sq m	Sqft
1	First	2	1	Balcony	North East	66	710
2	First	1	1	Balcony	North East	55	592
3	First	1	1	Balcony	North East	55	592
4	First	1	1	Balcony	North East	55	592
5	First	2	1	Balcony	North East	68	732
6	First	2	1	Garden	South West	66	710
7	First	2	1	Garden	South West	66	710
8	First	3	2	Garden	South West	94	1011
9	Second	2	1	Balcony	North East	66	710
10	Second	1	1	Balcony	North East	55	592
11	Second	1	1	Balcony	North East	55	592
12	Second	1	1	Balcony	North East	55	592
13	Second	2	1	Balcony	North East	68	732
14	Second	2	1	Balcony	South West	66	710
15	Second	2	1	Balcony	South West	66	710
16	Second	1	1	Balcony	South West	42	452
17	Second	1	1	Balcony	South West	50	538
18	Second	3	1 + WC	Balcony	South West	76	818
19	Third	2	1	Balcony	North East	66	710
20	Third	1	1	Balcony	North East	55	592
21	Third	1	1	Balcony	North East	55	592
22	Third	1	1	Balcony	North East	55	592
23	Third	2	1	Balcony	North East	68	732
24	Third	2	1	Balcony	South West	66	710
25	Third	2	1	Balcony	South West	66	710

Unit No	Floor	Bed	Bath	O/S SPACE	Aspect	Sq m	Sqft
26	Third	3	2	2 x Balcony	South	106	1141
27	Third	2	1	Balcony	North	69	742
28	Third	2	1	Balcony	South West	62	667
29	Fourth	2	1	Balcony	North East	66	710
30	Fourth	1	1	Balcony	North East	55	592
31	Fourth	1	1	Balcony	North East	55	592
32	Fourth	1	1	Balcony	North East	55	592
33	Fourth	2	1	Balcony	North East	68	732
34	Fourth	2	1	Balcony	South West	66	710
35	Fourth	2	1	Balcony	South West	66	710
36	Fourth	3	2	2 x Balcony	South	106	1141
37	Fourth	2	1	Balcony	North	69	742
38	Fourth	2	1	Balcony	South West	62	667
39	Fifth	3	2	Balcony	North East	83	893
40	Fifth	1	1	Balcony	North East	55	592
41	Fifth	1	1	Balcony	North East	55	592
42	Fifth	2	1	Balcony	North East	68	732
43	Fifth	2	1	Balcony	South West	66	710
44	Fifth	2	1	Balcony	South West	66	710
45	Fifth	3	2	2 x Balcony	South	106	1141
46	Fifth	2	1	Balcony	North	69	742
47	Sixth	3	2	Balcony	North East	83	893
48	Sixth	1	1	Balcony	North East	51	549
49	Sixth	2	2	Balcony	South West	78	839
50	Sixth	2	1	Balcony	North	69	742

AFFORDABLE UNITS						
Unit No.	Floor	Beds	Baths	O/S SPACE	Sq. M.	Sq. Ft.
52	1st	3	2	Balcony	91.0	980
53	1st	2	1	Balcony	66.0	710
9	1st	3	2	Balcony	76.0	818
54	2nd	3	2	Balcony	91.0	980
55	2nd	2	1	Balcony	66.0	710
56	3rd	3	2	Balcony	91.0	980
57	3rd	2	1	Balcony	66.0	710
58	4th	3	2	Balcony	91.0	980
59	4th	2	1	Balcony	66.0	710
60	5th	3	2	Balcony	91.0	980
61	5th	2	1	Balcony	66.0	710
62	6th	1	1	Balcony	56.0	603
63	6th	2	1	Balcony	64.0	689
64	6th	1	1	Balcony	50.0	538
65	6th	3	2	Balcony	84.0	904
66	7th	2	1	Balcony	65.0	700
67	7th	2	1	Balcony	64.0	689
68	7th	1	1	Balcony	50.0	538
69	7th	3	2	Balcony	84.0	904
70	8th	2	1	Balcony	65.0	700
71	8th	2	1	Balcony	64.0	689
72	8th	1	1	Balcony	50.0	538
73	8th	3	2	Balcony	84.0	904

Offers are requested as detailed below

## **Purchase Outright Deal**

- Purchase of Freehold

Offers invited over and above £13 million

## **JV Deal**

- Purchase of 999 year Leasehold
- Seller to retain Freehold
- Seller to retain Commercial element of the scheme
- Purchaser to transfer 10 social housing apartments upon build completion of scheme

Offers invited over and above £5.2 million

## FOR ALL THE QUESTIONS CONTACT:

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