

# LONDON DEVELOPMENT OPPORTUNITY FOR SALE



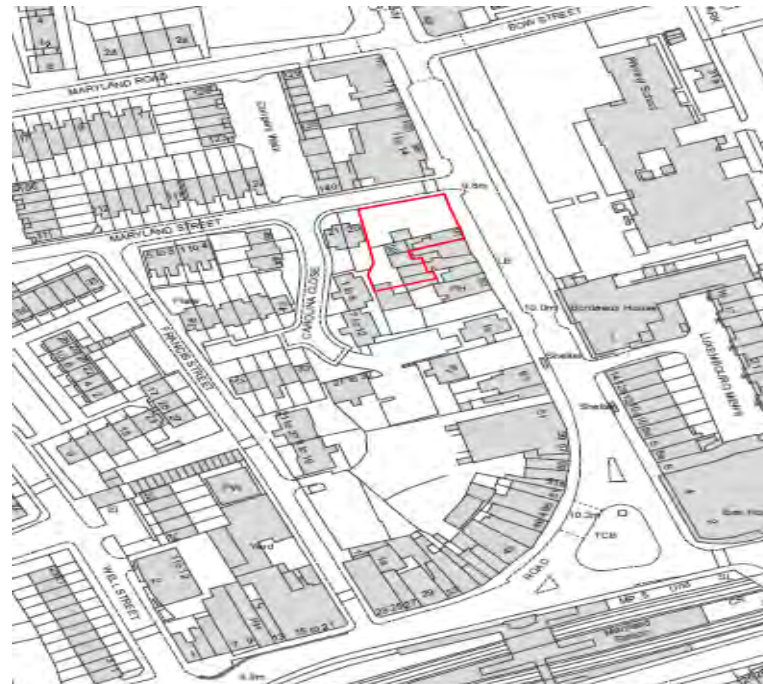
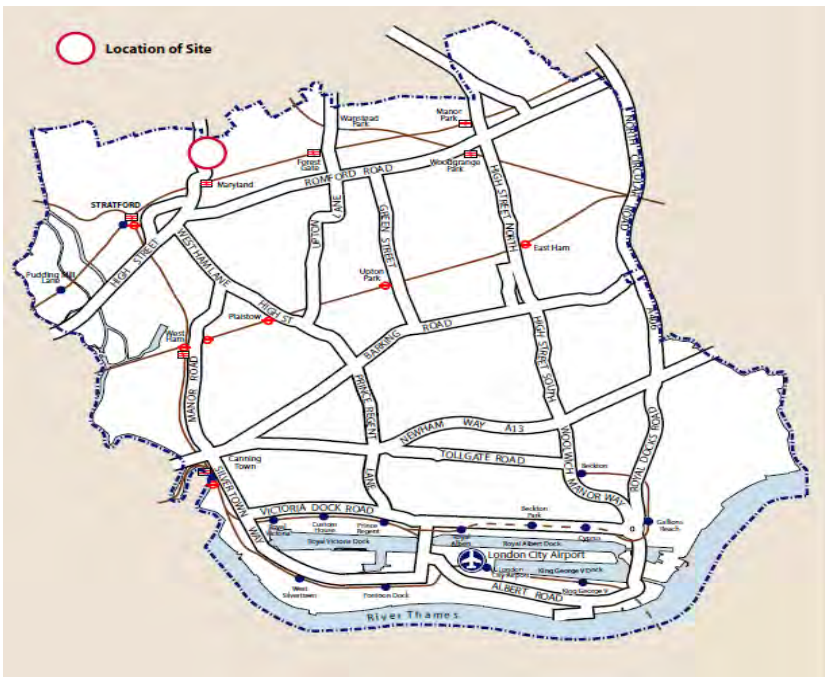
**91-97** LEYTONSTONE  
ROAD, LONDON

# SUMMARY

- A 0.2 acre freehold site benefitting from planning permission for 20 apartments (8 x 1 bed, 5 x 2 bed & 7 x 3 bed units)
- Situated close to Maryland station and within walking distance of Stratford town centre
- To be offered for sale via private treaty
- Offers in excess of £2.75 million

# LOCATION

The site is located on Leytonstone Road in Stratford, within the London Borough of Newham. Maryland Station is located less than a minute away from the site. Stratford town centre, Westfield Shopping Centre and Stratford Station (National Rail, London Underground, DLR and International services) are at a short walking distance..



## PLANNING

- The site benefits from planning permission (reference 14/00321/FUL) for the demolition of the existing building and the construction of 20 new apartments (8 x 1 bed, 5 x 2 bed, 7 x 3 bed) within a 5-storey block.
- Subject to a S106 Agreement which provides for 3 Affordable Rented units (2 x 3 beds and 1 x 2 bed)

## CONTACTS

For further information including approved planning documents please contact:



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## ACCOMMODATION SCHEDULE

Unit	Floor	Description	sq.ft. NIA	sq.m.
1	Ground	3 Bed Apartment	1015	94.3
2	Ground	2 Bed Apartment	755	70.1
3	Ground	3 Bed Apartment	1,153	107.1
4	First	1 Bed Apartment	592	55
5	First	1 Bed Apartment	541	50.3
6	First	3 Bed Apartment	897	83.3
7	First	1 Bed Apartment	547	50.8
8	First	2 Bed Apartment	789	73.3
9	Second	3 Bed Apartment	940	87.3
10	Second	3 Bed Apartment	897	83.3
11	Second	1 Bed Apartment	547	50.8
12	Second	2 Bed Apartment	789	73.3
13	Third	1 Bed Apartment	610	56.76
14	Third	3 Bed Apartment	897	83.3
15	Third	1 Bed Apartment	547	50.8
16	Third	2 Bed Apartment	789	73.3
17	Fourth	1 Bed Apartment	610	56.7
18	Fourth	3 Bed Apartment	897	83.3
19	Fourth	1 Bed Apartment	547	50.8
20	Fourth	2 Bed Apartment	789	73.3
<b>Total</b>			<b>15,148</b>	<b>1,407.16</b>