



529 Katherine Road, Forest Gate. E7 8EB.

PRICE
£800,000
O.I.R.O.



Transport Information

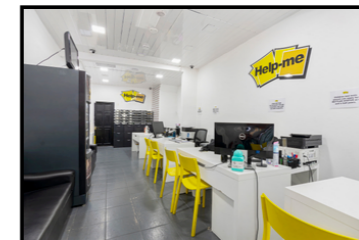
0.6 Miles to Forest Gate Station for the Elizabeth Line and is a 14 minute walk, Woodgrange Park for the Overground is 0.5 Miles away and is 10 minute walk with a plethora of buses taking you throughout the Borough and beyond!

What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- Sale of Shop, Flat and Freehold
- Private Car Park
- Fantastic Investment
- 3/4 Bedroom Flat



These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.



Accommodation

Shop

Main Floor: 30' 7" x 12' 7" (9.32m x 3.84m)

Bathroom / W/C: 5' 3" x 4' 8" (1.60m x 1.42m)

Basement: 30' 7" x 12' 7" (9.32m x 3.84m)

0m x 0m (0' 0" x 0' 0")

Shower Room: 4' 11" x 4' 11" (1.50m x 1.50m)

Dining Room: 15' 3" x 10' 8" (4.65m x 3.25m)

Room 1: 9' 11" x 7' 0" (3.02m x 2.13m)

Room 2: 11' 1" x 9' 11" (3.38m x 3.02m)

Rear Yard: 31' 2" x 17' 9" (9.50m x 5.41m)

Flat

Lounge

10' 11" x 9' 11" (3.33m x 3.02m)

Kitchen

8' 8" x 5' 3" (2.64m x 1.60m)

Bathroom

5' 5" x 5' 4" (1.65m x 1.63m)

Bedroom 1

12' 7" x 9' 10" (3.84m x 3.00m)

Bedroom 2

13' 5" x 7' 0" (4.09m x 2.13m)

Bedroom 3

10' 1" x 6' 10" (3.07m x 2.08m)

Loft Room

14' 6" x 13' 8" (4.42m x 4.17m)

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Offers In Region Of: £800,000 F/H

Live and work all in one place? Now there's an idea! Located in both a prime residential and commercial area, and in an excellent position for transport links and with access to London transport for potential footfall, is this substantial shop/office with multiple rooms and circa 1900 sqft with a split level three/four bedroom flat above.

The shop is very spacious and in good condition, currently used as an office and with multiple rooms, it is currently achieving a rent of £1,800 PCM. The flat is also sizeable with a lounge, fitted kitchen and bathroom and three good size bedrooms. There is also a huge loft room that is been used as a bedroom, and while it doesn't currently have a Dormer roof; with current planning it would be possible under permitted development to convert properly, and with the size available there is potentially enough space for two bedroom and maybe an additional shower room.

Externally at the rear of the shop is a lock-up car park that is accessed via the side road and can hold 2/3 cars or be used as a garden.

Forest Gate and Manor Park Stations are both just a short walk away and give access to London via Crossrail, Upton Park tube station is located slightly closer is home for the District and Hammersmith and City lines and gives access to London in 15-20 minutes. Bus stops are plentiful throughout Newham, and on your doorstep. The property is also well located for road links, as the A13, A406, and M11 motorway are all only a short drive away giving good links into London and to the rest of Essex and surrounding areas. City Airport is also close by for flights to Europe and parts of America. Schools are also good in Newham and within close proximity to the home there are both Primary and Secondary schools, there are also plenty of outside spaces like Wanstead Flats and Plashet Park for the children to run free and enjoy the outdoors.

Local amenities are literally moments away there is both a Tesco and Sainsbury's on the high street as well as many big high street brands and local ethnic shops, Green Street is a great shopping location and a hive of activity a bustling multi-cultural area with an abundance of food and retail shops as well as some High Street names. There is also the famous Queens Market which has been in Newham since 1904. For those requiring some more indulgent retail therapy, Stratford Westfield shopping centre and Thurrock's Lakeside are both close by and offer top High Street brands, eateries, and entertainment. London's West End is also very conveniently only 20 minutes away by tube. This great opportunity will be of interest to many people so call us quickly to view!

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SHOP Current Rateable Value: £6,500 (1 April 2017 to Present) - This is not the amount you pay. It is used to calculate your business rates bill.

What the owner says...

I've had this shop and flat for over 35 years, but am looking to retire, so it's time for someone to take over this great investment. You could live here and just rent out the shop, or rent both and there's so many things you could do to make it your own.

