

FREEHOLD MIXED USE  
PROPERTY WITH  
DEVELOPMENT POTENTIAL  
**FOR SALE**

**City &  
Counties**  
— Commercial —

STRATFORD



**18-20 Atherton Mews, Stratford, London E7 9JL**

**In Excess of £1,000,000**



Property Type

**UNCONSENTED  
DEVELOPMENT SITE**



Size

**4,078 SQFT**



Tenure

**FREEHOLD**



Borough

**NEWHAM**



Recent Planning

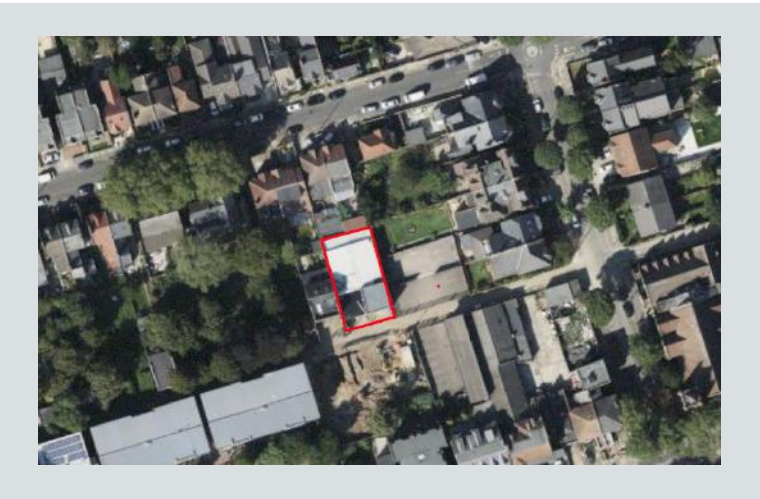
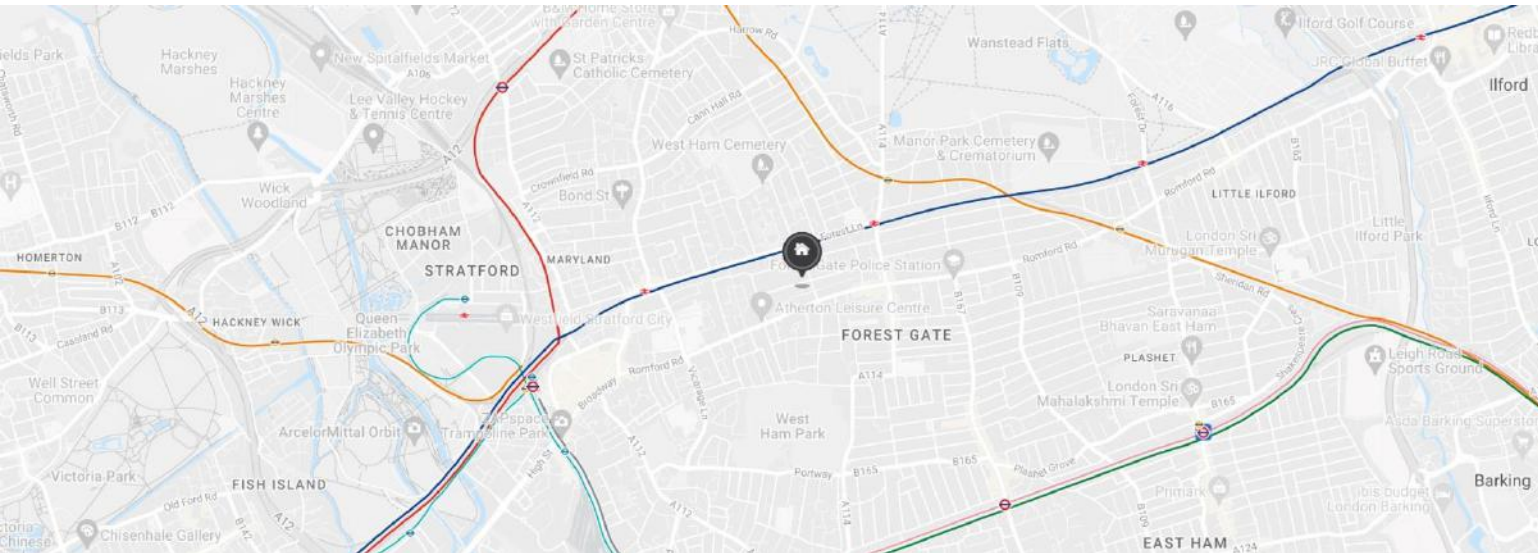
**NO**




Existing Use

**C3 & B8**









Tenanted

**YES**




Local Train Stations

**Maryland (0.7 miles)  
Forest Gate (0.5 miles)**




Local Amenities

**West Ham Park (0.4 miles)  
University of East London (0.5 miles)  
Stratford Shopping Centre (1.1 miles)**




VAT Applicable

**NO**



Rateable Value

**-**



EPC Rating

**-**

### Additional Information

An opportunity to purchase a freehold warehouse with 2 x 1 bedroom flats in Stratford, East London.

The site measures 4,026 sqft and includes 18-20 and 18a,18b Atherton Mews. The warehouse is 2,755 sqft and the residential flats are 430sqft each (860 sqft in total). The site is located off Romford Road, with right of way access via Norwich Road.

The current income is £15,000 per annum for the warehouse and £21,600 per annum for the two residential flats.

The site has significant development potential and has lapsed planning for 5 x 2 bedroom flats. The neighbouring sites have been redeveloped in recent years so a new build scheme of up to 9 units maybe feasible, subject to planning permission. We encourage all interested parties to contact their own due diligence on the feasibility of the site.

Unconditional offers in the excess of £1,000,000 are encouraged

# CONTACT US



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.