

ADAM STEIN & CO

www.adamsteinandco.co.uk

020 8989 8313

Registered office: Clarendon House, 117 George Lane, South Woodford, London E18 1AN
t. 020 8989 8313 f. 020 8989 4616 www.adamsteinandco.co.uk @. info@adamsteinandco.co.uk

RESIDENTIAL DEVELOPMENT FOR SALE

31a BUCKINGHAM ROAD SOUTH WOODFORD LONDON E18 2NH



Location:

South Woodford is a popular suburb approximately 8 miles north east of central London. South Woodford (Central Line Zone 4) offering quick and easy access to the City and West End is within easy walking distance whilst the A406 North Circular Road which in turn provides access to M11, A12 and A10 is a short drive away.

The general area is served by a mixture of both multiple and independent retailers as well as restaurants, coffee shops, gyms, a public Library an Odeon Cinema and Stratstone Jaguar Land Rover.

The subject property is located on Buckingham Road which in turn is located off of Chelmsford Road in the heart of the area.

This is a highly sought after and affluent location

Accommodation: Available accommodation comprises of a detached 3x bedroom chalet bungalow occupying a site of 0.15 acres.

Under planning application number 3518/19 planning was granted 20 January 2020 with conditions for the demolition of the property and erection of 2x semi detached 4 bedroom family sized dwelling houses over ground, first and second floors.

Please click on the link below to the planning portal.

<http://planning.redbridge.gov.uk/swift!g/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=3518/19&backURL=%253Ca%2520href%253Dwphappcriteria.display%253ESearch%2520Criteria%253C%252Fa%253E%2520%20%3E%20%3Ca%20href%3D%27wphappsearchres.displayResultsURL%3FResultID%3D124178908%2526StartIndex%3D11%2526SortOrder%3Drgndat%3Adesc%2526DispResultsAs%3Dwphappsresweek1%2526BackURL%3D%253Ca%2520href%253Dwphappcriteria.display%253ESearch%2520Criteria%253C%252Fa%253E%2520%27%3ESearch%20Results%3C%2Fa%3E>



Front elevation



Rear elevation

Terms

Tenure: The premises are to be sold Freehold with full vacant possession upon completion.

Price: Offers are invited in excess of £1,000,000.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Cons. Protection Regulations:

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Viewing: **Strictly** by arrangement via this office.