



## 114 Chatsworth Road

E5 0LS

**Prominent corner site  
on highly desirable  
Chatsworth Road**

**2,368 sq ft  
(219.99 sq m)**

- Freehold
- Planning for conversion of existing property into four self contained flats
- Property comprises of retail and residential units

# 114 Chatsworth Road, London, E5 0LS

## Description

The property comprises a ground floor retail unit of approximately 525 sq ft (49 sq m) and basement of 700 sq ft (65 sq m). The self contained upper parts comprise residential accommodation, previously used as 3 living rooms at first floor and second bedrooms at 2nd floor.

Planning permission (REF: 2018/3701) For the Conversion of the existing property [which comprises a retail unit with ancillary storage and a self contained flat at upper levels] into four self contained flats, including the erection of mansard roofs over the main roof and outrigger, rear extensions at basement and ground floor levels, excavation of a front lightwell, introduction of additional openings to north elevation, removal of openings to east elevation; alterations and upgrade of shopfront and other associated external works & alterations.

## Location

Prominent corner site on highly desirable Chatsworth Road at the junction with Lockhurst Road. 10–12 minutes walk to the London Overground stations of Clapton and Homerton. Homerton University Hospital is approximately 8 minutes walk away.

Chatsworth Road is considered to be one of Clapton's premier locations, with its many bars, restaurants and coffee houses and the wide open spaces of Millfields park located at the northern end.

## Viewings

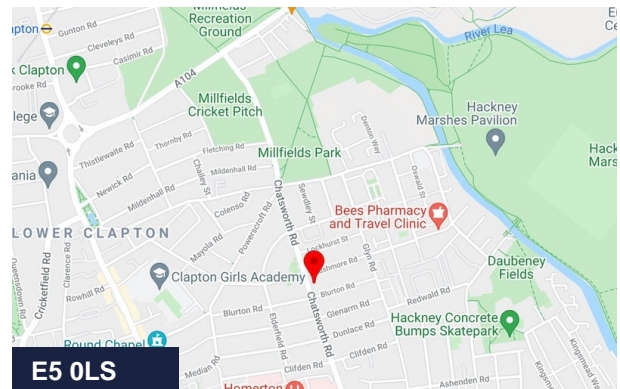
Strictly via Stirling Ackroyd

Nicholas Jennings 0203 911 3712

Tom Allen 0207 749 1358

## Terms

Unconditional offers invited in excess of £1,295,000 for the freehold site with vacant possession.



## Summary

Available Size	2,368 sq ft
Price	£1,300,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## Viewing & Further Information



Iftakhar Khan  
020 3967 0094  
ikhan@stirlingackroyd.com







