

London E11 - 8 Sylvan Road, Wanstead E11 1QN

Freehold Detached House with Development Opportunity

Two Plannings Approved for Demolition of Existing Building and Erection of Residential Block of 8 or 9 Flats



**BLUE ALPINE**

PROPERTY CONSULTANTS





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#### Investment Consideration:

- OIEO: £1,600,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises detached house on a plot of land (0.14 acres)
- There are currently two approved planning options (Option 1 is 9 apartments and Option 2 is 8 apartments).
- Planning has been implemented for both options.
- **Option 1:** Planning approved in March 2021 for demolition of existing house and erection of a three-storey building (plus lower ground floor) to provide 2 x 1-Bed, 5 x 2-Bed and 2 x 3-Bed (Duplex) apartments
  - Total approved residential GIA: 773 sq m (8,320 sq ft)
- **Option 2:** Planning approved in March 2024 for erection of a three-storey building (excluding lower ground floor) to provide 2 x 1-Bed, 4 x 2-Bed and 2 x 3-Bed apartments
  - Total approved residential GIA: 571 sq m (6,146 sq ft)
- Prominent location within short walk to Snaresbrook underground station, which provides direct links to Liverpool Street in 35 mins
- Wanstead High Street is 0.5 miles south, having retail occupiers such as Marks & Spencer, Tesco Express, Co-Op Food, Greggs, Domino`s Pizza, Boots Pharmacy, Superdrug and many more.



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### Property Description:

Comprises detached two-storey house on a plot of land (0.14 acres), providing the following accommodation and dimensions:

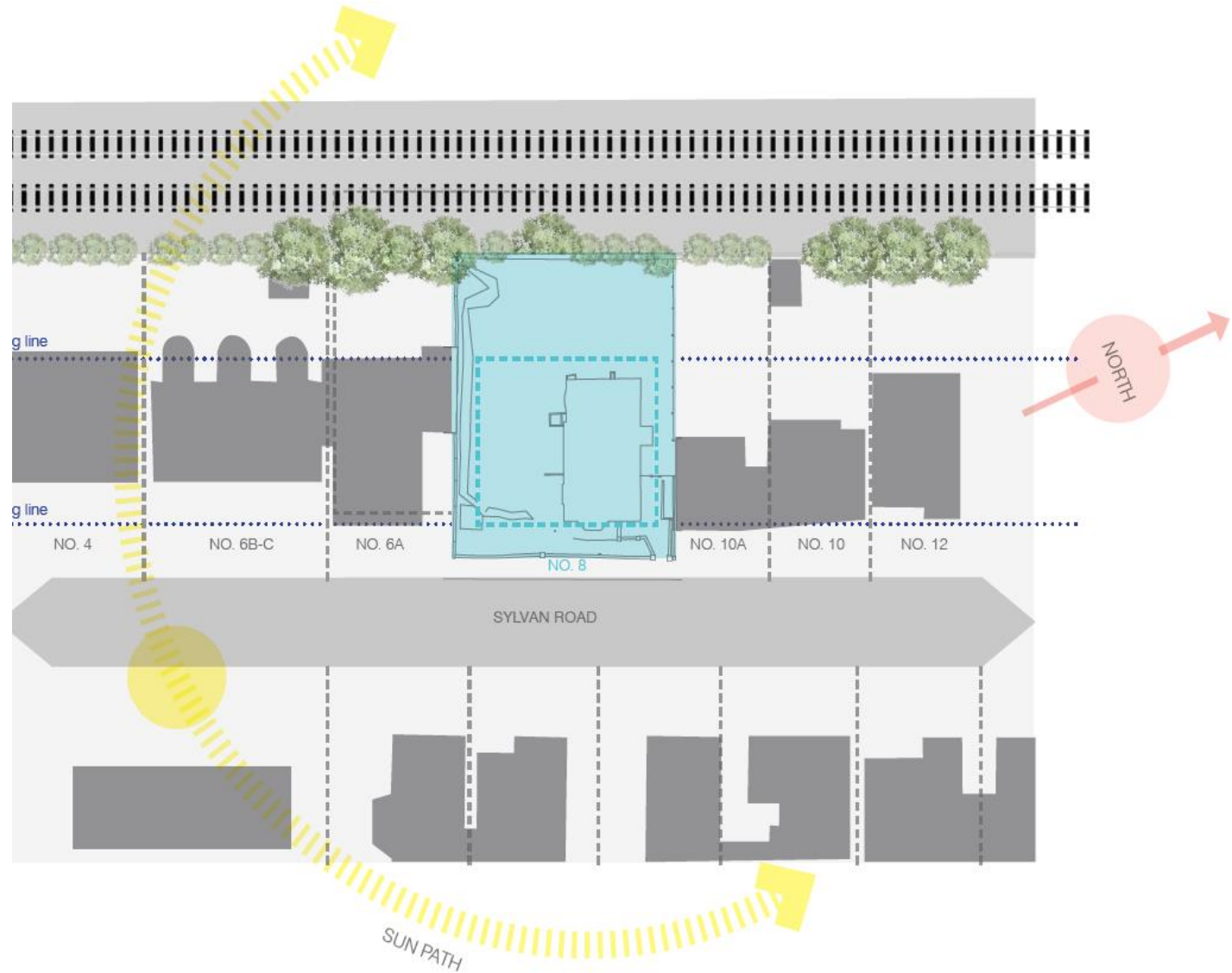
Ground Floor: 75 sq m (809 sq ft)

Reception, Living Room, Kitchen

First Floor: 77 sq m (827 sq ft)

3 Double Bedrooms, 2 Single Bedrooms,  
Bathroom/WC

Total NIA: 152 sq m (1,636 sq ft)





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### Development Opportunity: 9 Flats (Option 1)

Planning approved in March 2021 for demolition of existing house and erection of a three-storey building (plus lower ground floor) to provide 2 x 1-Bed, 5 x 2-Bed and 2 x 3-Bed (Duplex) apartments with private gardens at lower ground floor, balconies on the upper floors, communal and one private roof terrace, cycle parking and communal lift.

For more information please refer to Redbridge Planning Portal:

<https://my.redbridge.gov.uk/planning>

Application Number: 3979/20



### Development Opportunity: 8 Flats (Option 2)

Variation of Condition 2 of approved planning permission 3979/20 to allow amended plans for erection of a three-storey building (excluding lower ground floor) to provide 2 x 1-Bed, 4 x 2-Bed and 2 x 3-Bed apartments with balconies on the upper floors, communal and one private roof terrace, cycle parking and communal lift.

For more information please refer to Redbridge Planning Portal:

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Application Number: 3410/23



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### Option 1: Approved Drawings 3979/20

#### Approved Front Elevations:



#### Approved Rear Elevations:



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### Option 1: Approved Drawings 3979/20

#### Approved Lower Ground Floor:

Flat 1: 82 sq m (883 sq ft)

Kitchen/Dining Area, Living Area, Office, WC, Private Garden

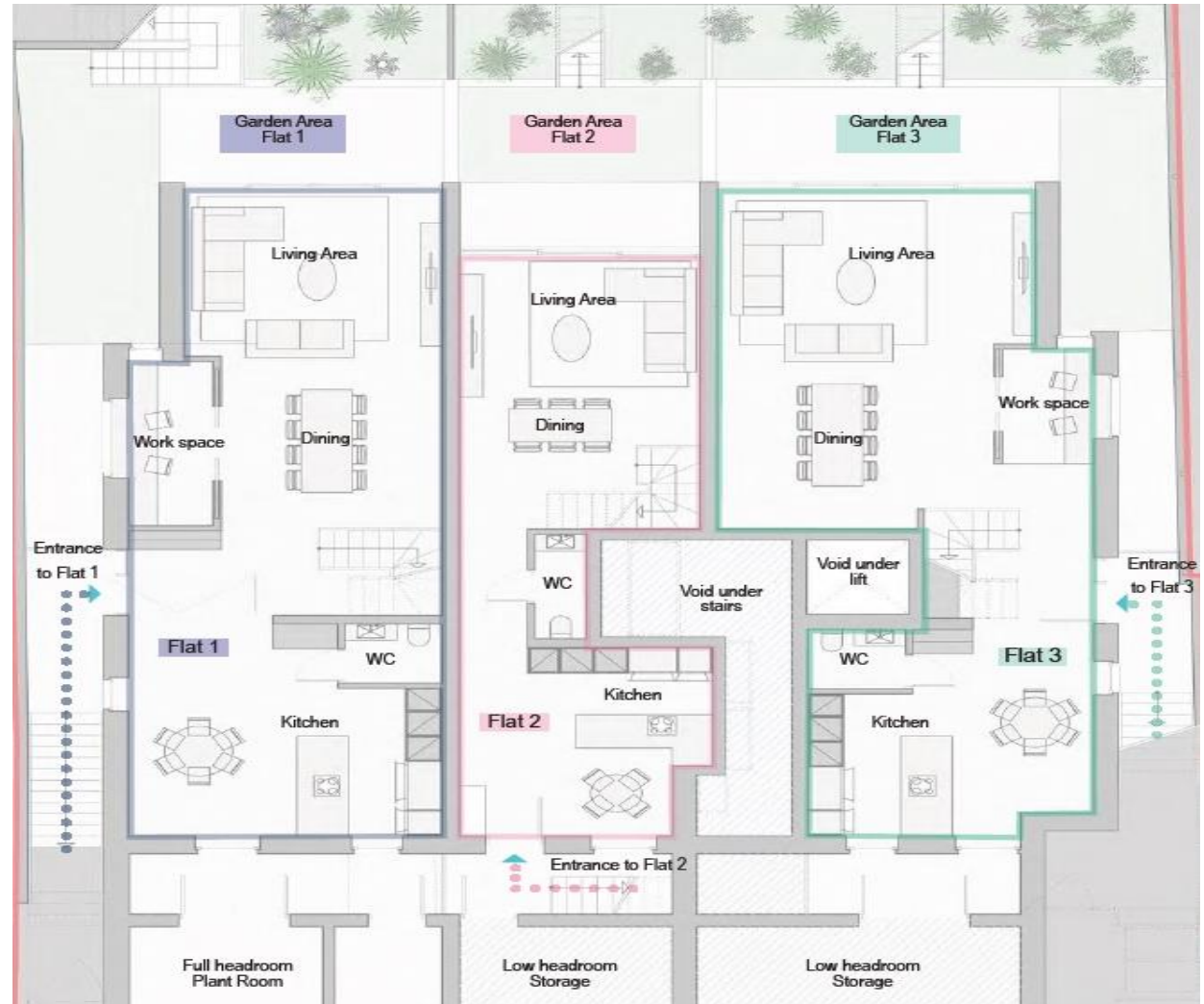
Flat 2: 53 sq m (570 sq ft)

Kitchen/Dining Area, Living Area, WC, Private Garden

Flat 3: 81 sq m (872 sq ft)

Kitchen/Dining Area, Living Area, Office, WC, Private Garden

Total GIA: 216 sq m (2,325 sq ft)





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### Option 1: Approved Drawings 3979/20

#### Approved Ground Floor:

Flat 1: 67 sq m (721 sq ft)

3 Bedrooms, 3 Bathrooms,

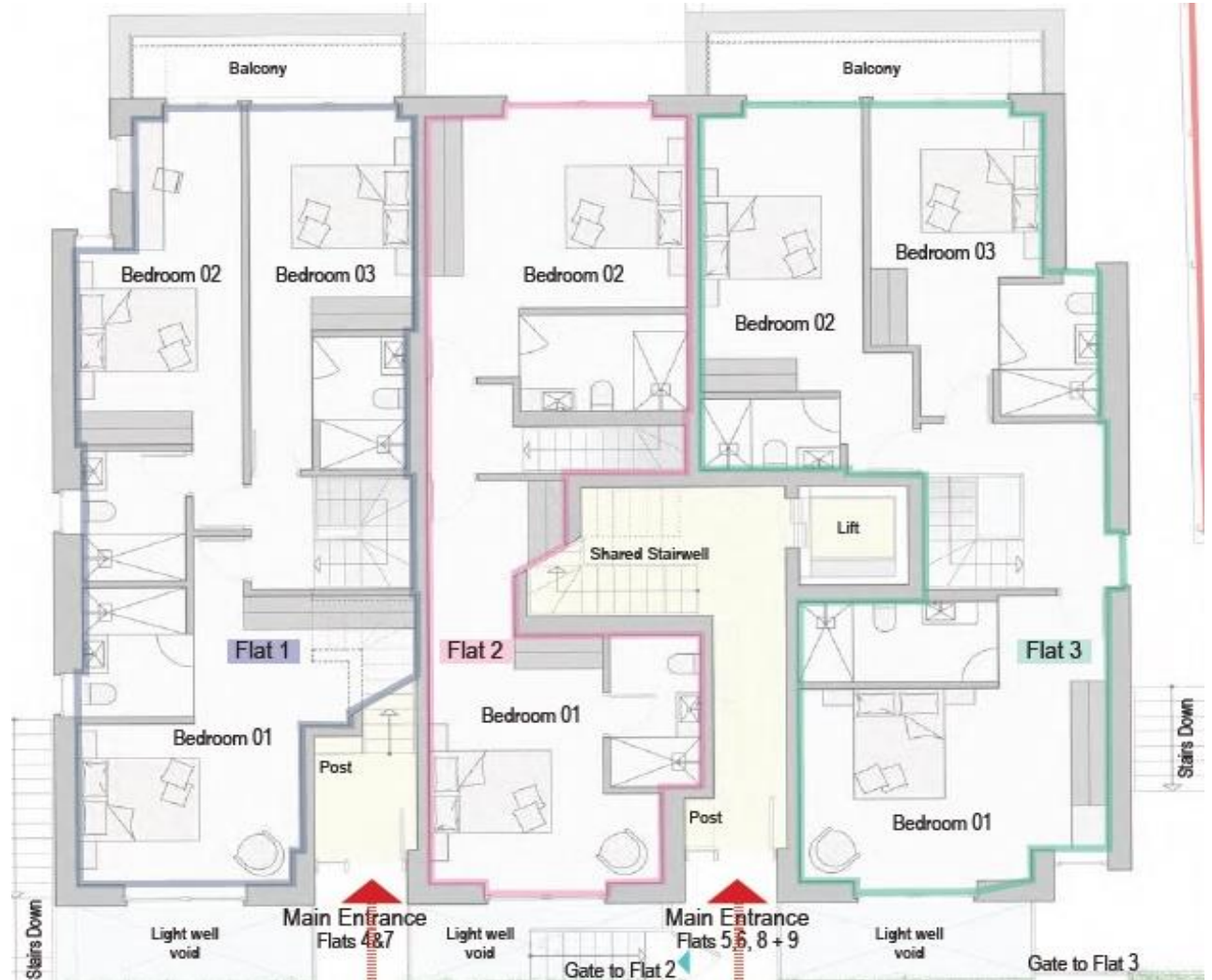
Flat 2: 48 sq m (517 sq ft)

2 Bedrooms, 2 Bathrooms

Flat 3: 69 sq m (743 sq ft)

3 Bedrooms, 3 Bathrooms,

Total GIA: 184 sq m (1,981 sq ft)



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### Option 1: Approved Drawings 3979/20

#### Approved First Floor:

Flat 4: 62 sq m (667 sq ft)

2 Bedroom, Kitchen/Living Room, 2 Bathrooms

Flat 5: 47 sq m (506 sq ft)

1 Bedroom, Kitchen/Living Room, Bathroom

Flat 6: 76 sq m (818 sq ft)

2 Bedroom, Kitchen/Living Room, 2 Bathrooms

Total GIA: 185 sq m (1,991 sq ft)





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Option 1: Approved Drawings 3979/20

Approved Second Floor:

Flat 7: 70 sq m (753 sq ft)

2 Bedroom, Kitchen/Living Room, 2 Bathrooms

Flat 8: 47 sq m (506 sq ft)

1 Bedroom, Kitchen/Living Room, Bathroom

Flat 9: 71 sq m (764 sq ft)

2 Bedroom, Kitchen/Living Room, 2 Bathrooms

Total GIA: 188 sq m (2,023 sq ft)



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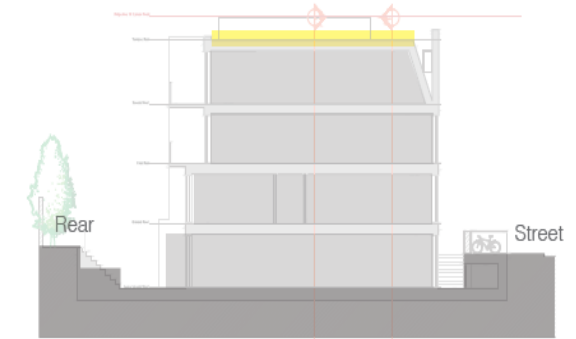
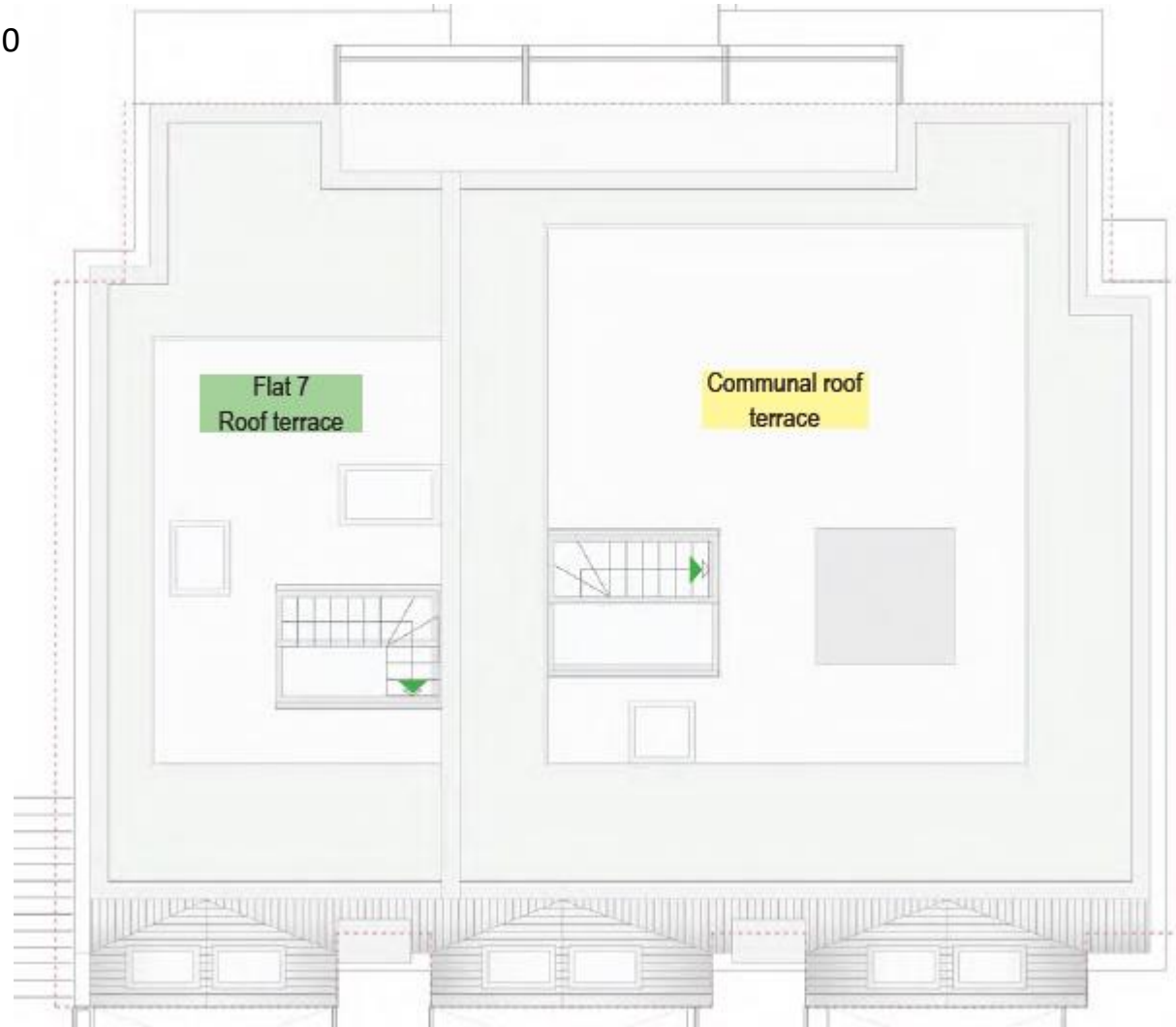


Option 1: Approved Drawings 3979/20

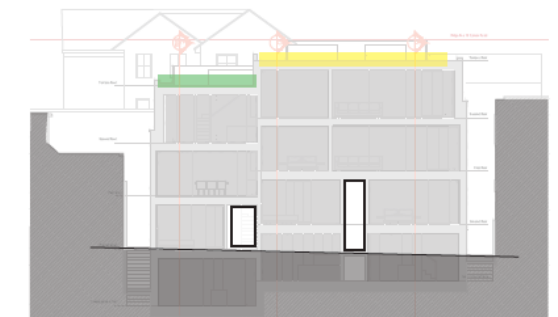
### Approved Roof Terrace:

Flat 7 Roof Terrace:  
26 sq m (280 sq ft)

Communal Roof Terrace:  
60 sq m (645 sq ft)



Section AA



Section BB



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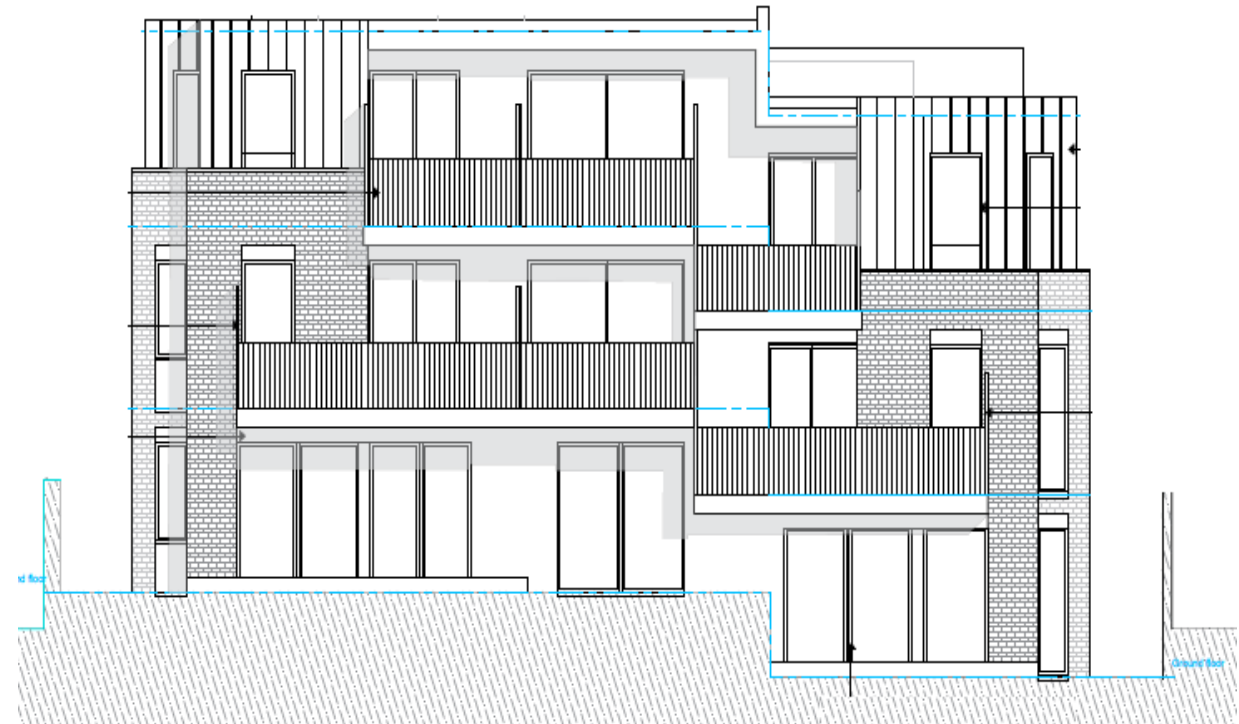


Option 2: Approved Drawings 3410/23

Approved Front Elevations: 3410/23



Approved Rear Elevations: 3410/23



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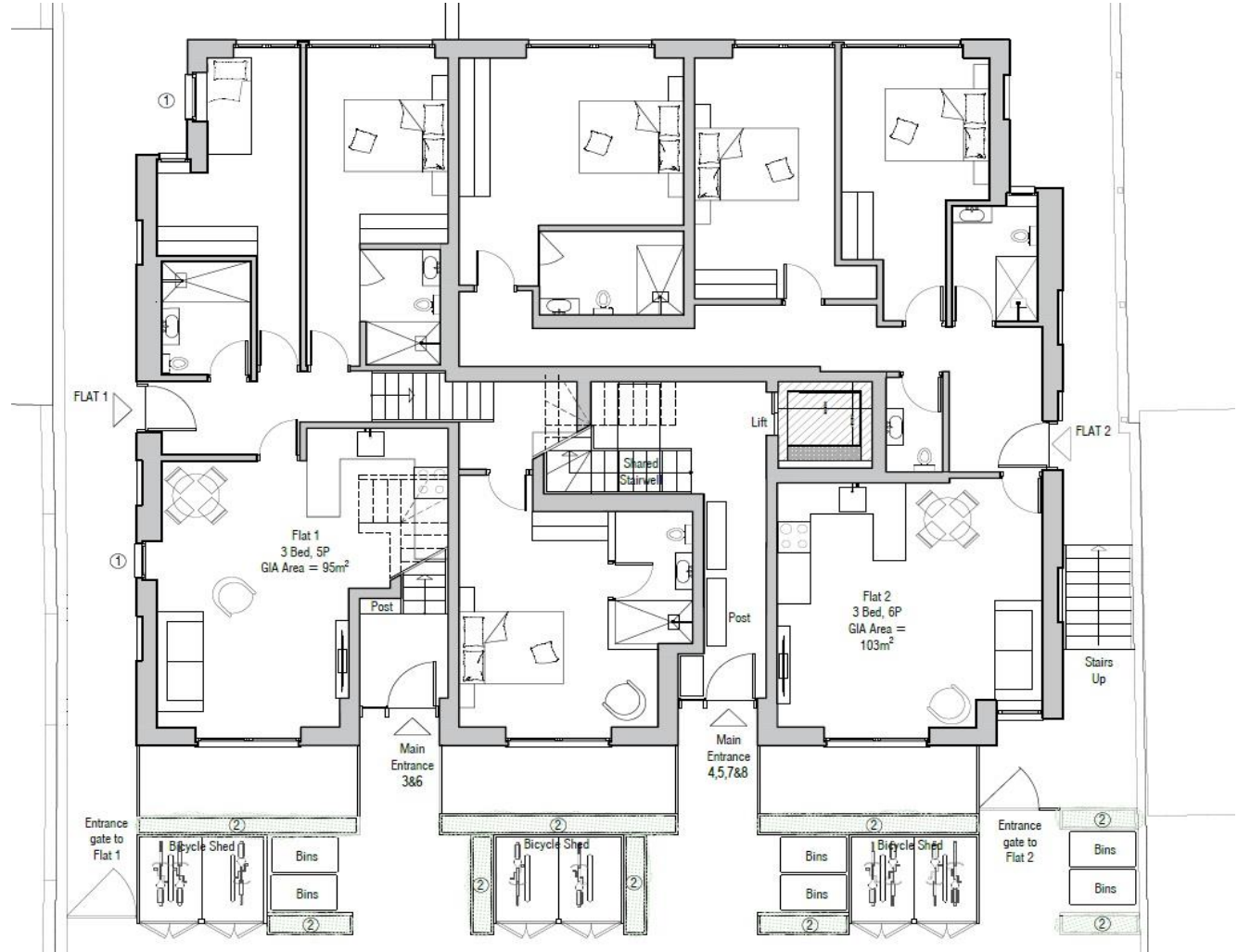
Option 2: Approved Drawings 3410/23

### Approved Ground Floor:

Flat 1: 95 sq m (1,023 sq ft)  
3 Bedrooms, Kitchen/Living Room, 3 Bathrooms

Flat 2: 103 sq m (1,109 sq ft)  
3 Bedrooms, Kitchen/Living Room, 2 Bathrooms, WC

Total GIA: 198 sq m (2,132 sq ft)





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Option 2: Approved Drawings 3410/23

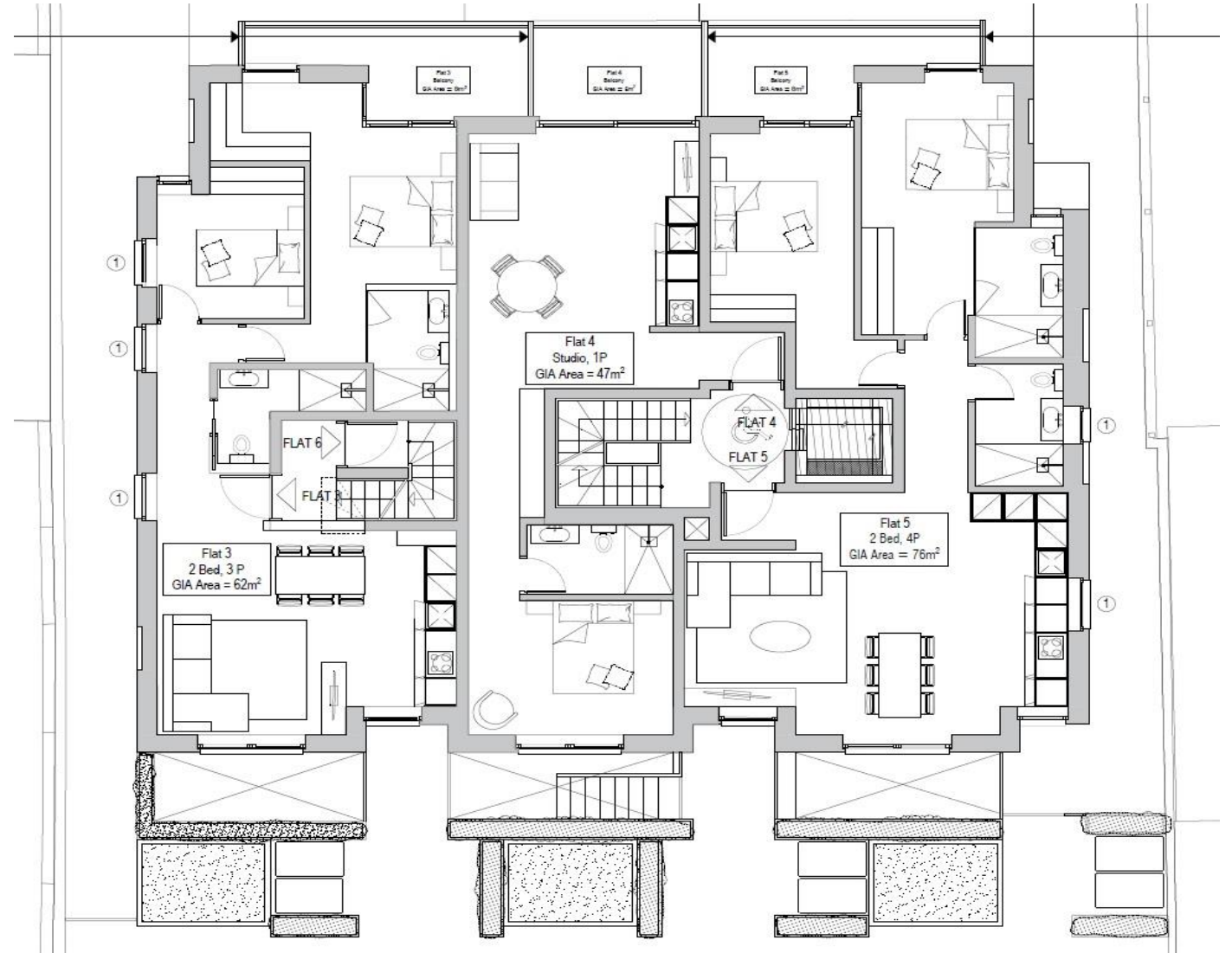
### Approved First Floor:

Flat 3: 62 sq m (667 sq ft)  
2 Bedrooms, Kitchen/Living Room, 2 Bathrooms, Balcony

Flat 4: 47 sq m (506 sq ft)  
1 Bedroom, Kitchen/Living Room, Bathroom, Balcony

Flat 5: 76 sq m (818 sq ft)  
2 Bedrooms, Kitchen/Living Room, 2 Bathrooms, Balcony

Total GIA: 185 sq m (1,991 sq ft)



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Option 2: Approved Drawings 3410/23

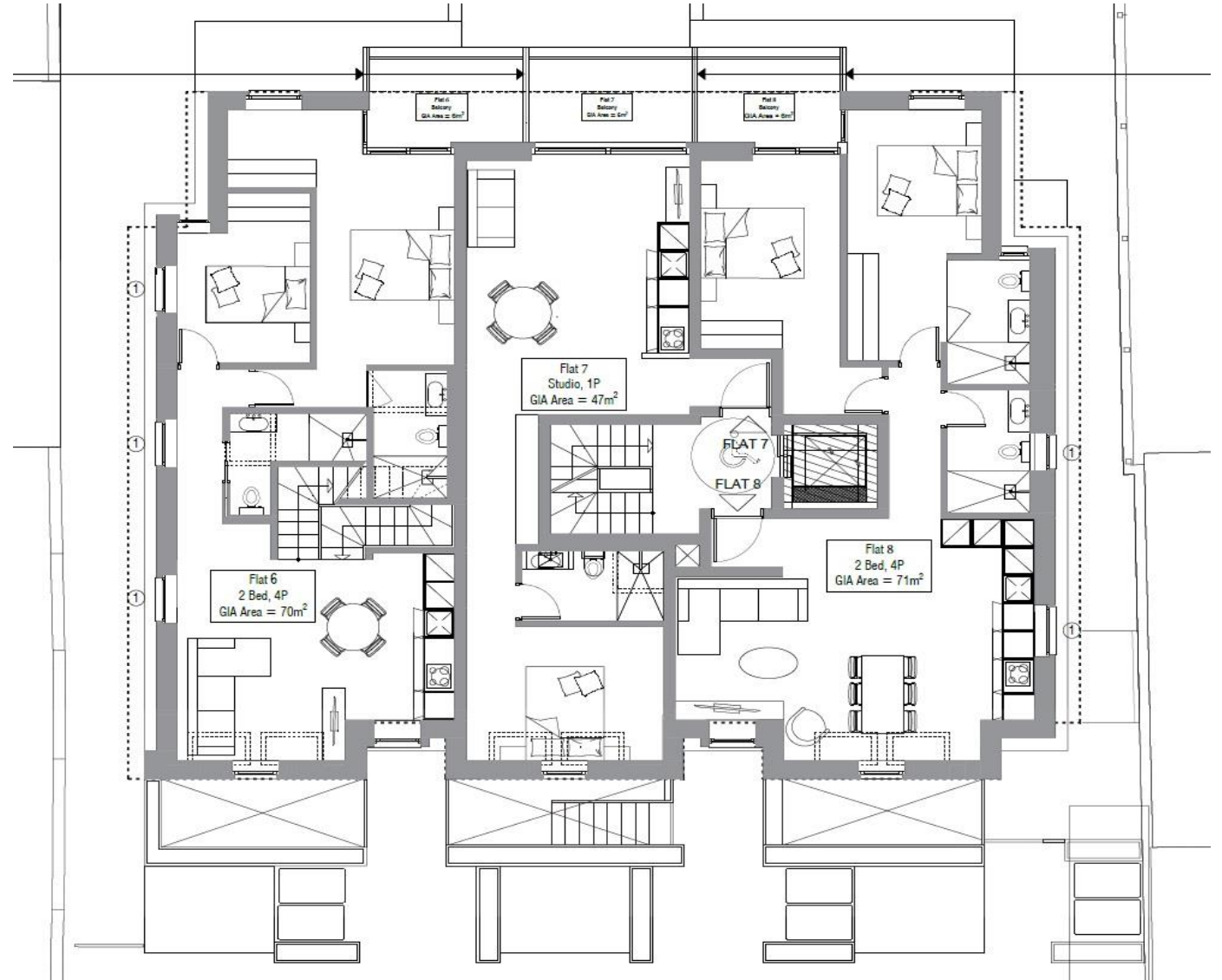
### Approved Second Floor:

Flat 6: 70 sq m (753 sq ft)  
2 Bedrooms, Kitchen/Living Room, 2 Bathrooms,  
Balcony, Private Roof Terrace

Flat 7: 47 sq m (506 sq ft)  
1 Bedroom, Kitchen/Living Room, Bathroom, Balcony

Flat 8: 71 sq m (764 sq ft)  
2 Bedrooms, Kitchen/Living Room, 2 Bathrooms, Balcony

Total GIA: 188 sq m (2,023 sq ft)





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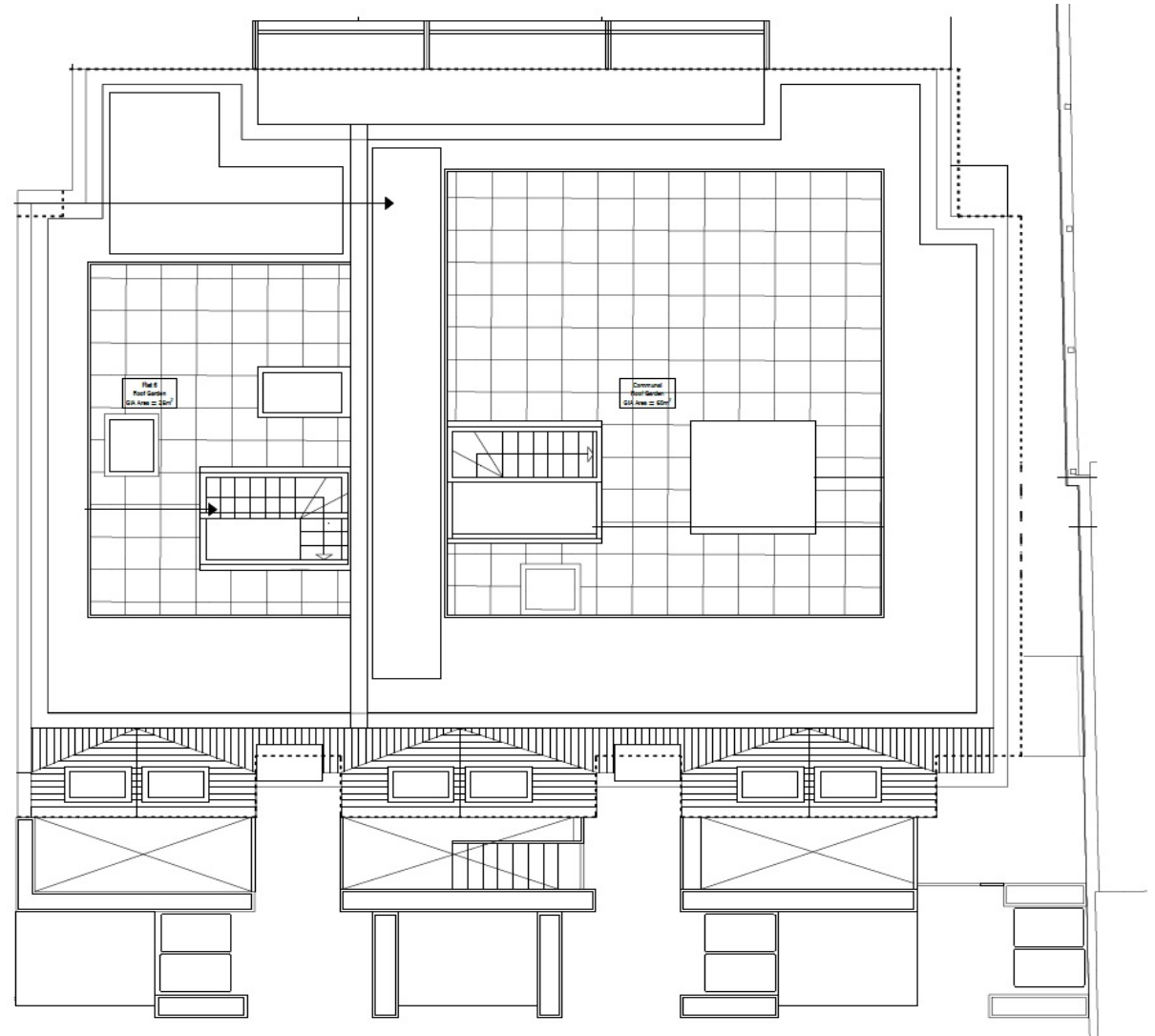


Option 2: Approved Drawings 3410/23

### Approved Roof Terrace:

Flat 6 Roof Terrace:  
26 sq m (280 sq ft)

Communal Roof Terrace:  
60 sq m (645 sq ft)



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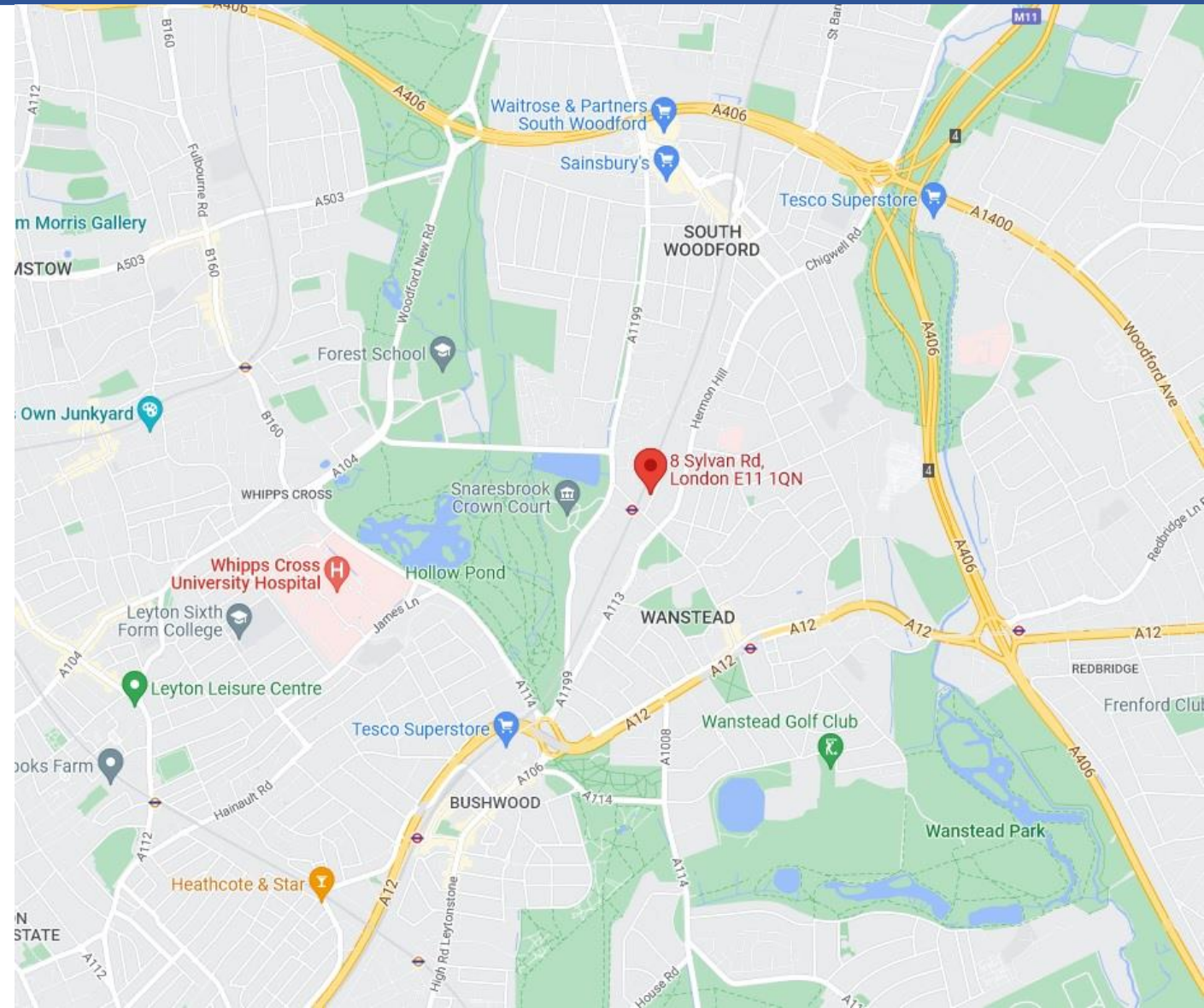
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#### Location:

Wanstead borders South Woodford to the north, Redbridge to the east and Forest Gate to the south, with Leytonstone and Walthamstow to the west. It is located 8 miles northeast of Charing Cross. The property is located within short walk to Snaresbrook Underground Station which provides direct links to Liverpool Street, while Wanstead High Street is within 0.5 miles, having retail occupiers such as Marks & Spencer, Tesco Express, Co-Op Food, Greggs, Domino's Pizza, Boots Pharmacy, Superdrug and many more.



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## Contacts:

To view the property and/or request further information, please contact Joseph Bachman or Prash Jaitley.



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BLUE ALPINE

PROPERTY CONSULTANTS

## Address:

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