



13 London Road, Luton, Bedfordshire, LU1 3UE
£700,000



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** EXCLUSIVE TO P&R PROPERTY SALES ** PLANNING PERMISSION GRANTED TO CONVERT THIS WONDERFUL BUILDING INTO 7 FANTASTIC APARTMENTS ** COUNCIL TAX: BAND D ** This brilliantly located plot is located within easy walking distance to the town centre and offers excellent transport links via the motorway or mainline train station. Please contact us for more information. Approximate GDV = £1,635,000



PLANNING INFORMATION

FLAT 1 = ONE BED - 41.8m² - Value - £215,000
FLAT 2 = TWO BED - 63.7m² - Value - £250,000
FLAT 3 = ONE BED - 41.8m² - Value - £215,000
FLAT 4 = TWO BED - 58.1m² - Value - £245,000
FLAT 5 = ONE BED - 38.8m² - Value - £215,000
FLAT 6 = TWO BED - 55.1m² - Value - £245,000
FLAT 7 - TWO BED - 66.7m² - Value - £250,000

Approximate GDV = £1,635,000

DETAILS OF CURRENT BUILDING

ENTRANCE HALL

WC

LIVING ROOM 12'11" X 17'2" (3.94M X 5.22M)

DINING ROOM 12'11" X 19'10" (3.94M X 6.05M)

BREAKFAST ROOM 13'9" X 11'6" (4.18M X 3.50M)

KITCHEN 11'6" X 11'6" (3.50M X 3.50M)

LANDING

BEDROOM 1 12'11" X 17'2" (3.94M X 5.22M)

DRESSING ROOM 9'1" X 4'10" (2.78M X 1.47M)

BEDROOM 2 12'11" X 16'3" (3.94M X 4.95M)

BEDROOM 3 14'4" X 11'6" (4.37M X 3.50M)

BATHROOM

LANDING

BEDROOM 4 12'11" X 16'0" (3.94M X 4.88M)

BEDROOM 5 12'1" X 16'0" (3.69M X 4.88M)

SHOWER ROOM

CELLAR 12'2" X 6'0" (3.72M X 1.83M)

CELLAR ROOM 1 12'2" X 8'7" (3.72M X 2.62M)

CELLAR ROOM 2 6'0" X 11'6" (1.83M X 3.50M)



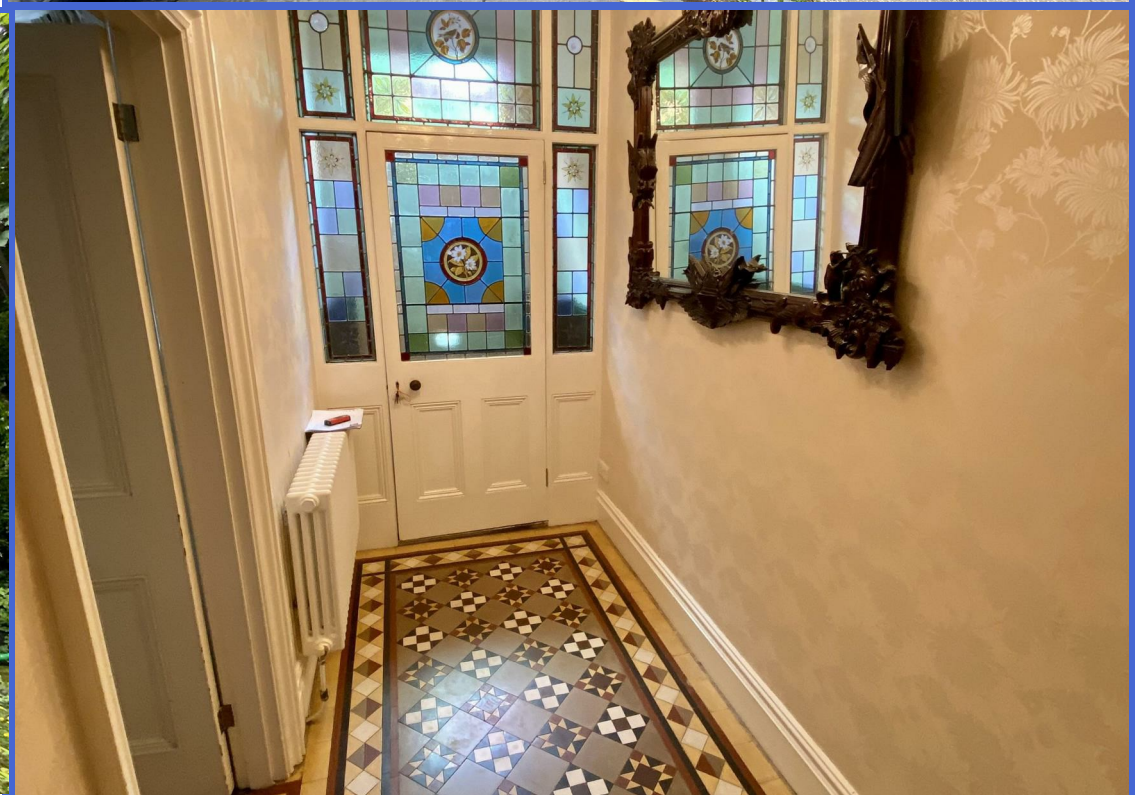
- FLAT 1 - 41.8m²
ONE BEDROOM
- FLAT 2 - 63.7m²
TWO BEDROOM
- FLAT 3 - 41.8m²
ONE BEDROOM
- FLAT 4 - 58.1m²
TWO BEDROOM
- FLAT 5 - 38.8m²
ONE BEDROOM
- FLAT 6 - 55.1m²
TWO BEDROOM
- FLAT 7 - 66.7m²
TWO BEDROOM

G Ground Floor
Scale: 1:25 @ A1

1 First Floor
Scale: 1:25 @ A1

2 Second Floor
Scale: 1:25 @ A1

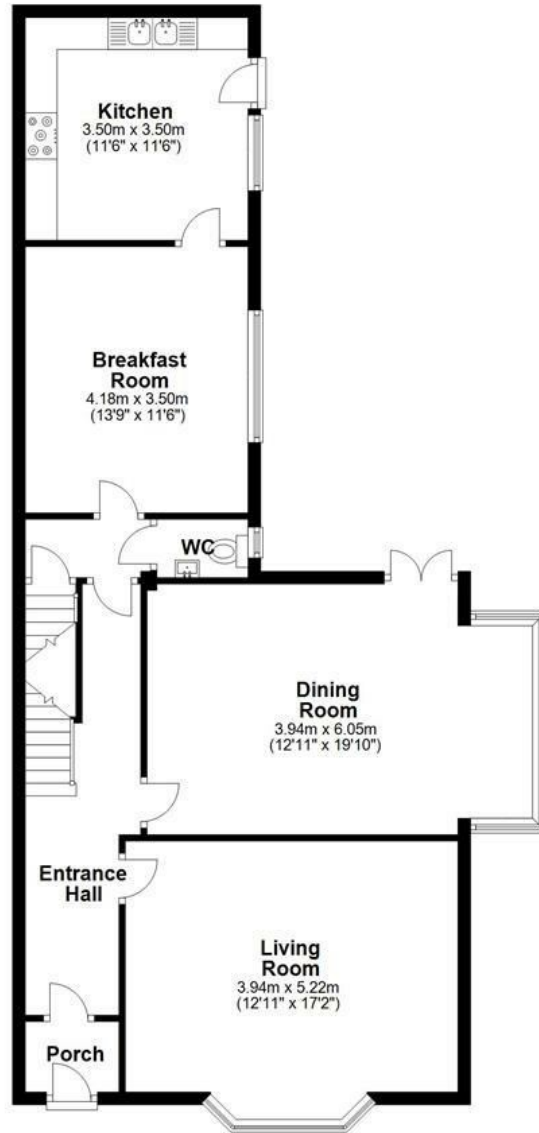
Mr Mark Burke
 13 London Road, Luton, LU1 3UE
 Conversion to Pro. Flats
 General Arrangement
 No. 13 LUTON Road, Luton, LU1 3UE
 Date: 15/08/2024
 Scale: 1:50 @ A1
 Construction





Ground Floor

Approx. 89.2 sq. metres (960.1 sq. feet)



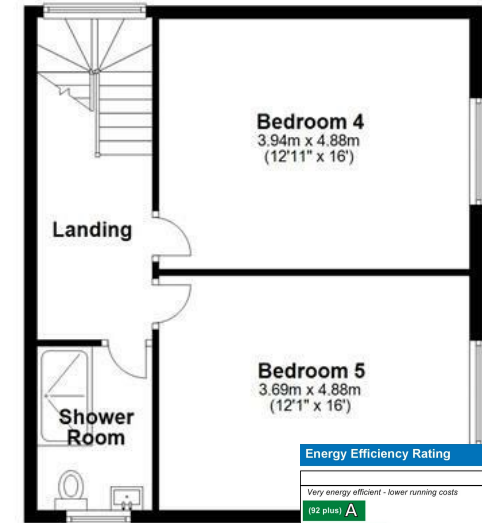
First Floor

Approx. 80.7 sq. metres (868.3 sq. feet)



Second Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 246.0 sq. metres (2648.0 sq. feet)

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