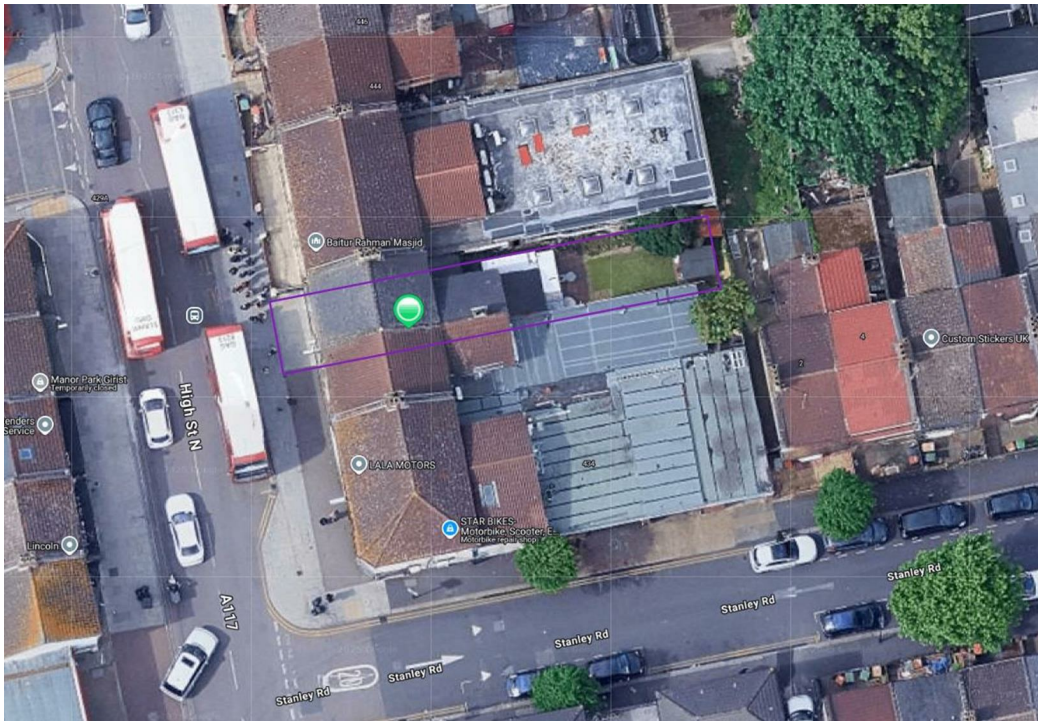
Commercial, High Street North, Manor Park Road, London, E12 6RH
Guide Price £650,000

bear Estate Agents



Commercial, High Street North, Manor Park Road, London, E12 6RH
Guide Price £650,000
Council Tax Band: B

GUIDE PRICE £650,000 to £700,000 - OPEN DAY 8TH OF JANUARY 2026 12pm till 2pm, please call to book your appointment.

Bear Estate Agents are pleased to offer a fantastic opportunity to acquire a mixed-use freehold property on High Street North, London. The ground floor benefits from a versatile and well-proportioned office/showroom space with its own independent front entrance, positioned within easy walking distance of local shops, cafés, supermarkets, bus routes and everyday amenities.

The residential dwelling, accessed via its own private entrance and covered storm porch, offers a spacious two-bedroom maisonette/duplex arranged over two levels. The property includes a generous lounge, a good-sized kitchen, two large bedrooms and a substantial rear garden. Please refer to the floorplan for full layout and measurements.

Mixed Use Building
Classes:
B8 / C3 / E(a)

Ground Floor Residential Layout:

Covered Porch, entrance hall, stairs to first floor (storage beneath), doors to open plan kitchen/diner, rear utility area and downstairs bathroom with doors onto a versatile lean too and good size rear garden

Commercial:

Front door to main office, private rear office, kitchenette area.

Office Size Breakdown
Showroom/Office: - 16'9" x 11'5" = 191.5 sq ft
Back Office - 9'9" x 7'0" = 68.25 sq ft
Kitchenette - 5'11" x 5'10" = 34.5 sq ft
Office Total - 294.25 sq ft

Residential Size Breakdown
Kitchen 14'5" x 8'1" = 116.5sqft
Utility Area 8'1" x 3'3" = 26.6Sqft
Bathroom 5'5 x 4'5 = 24.75Sqft
Lounge 15'3 x 10'8 = 163Sqft
Bedroom One: 14'8 x 8'11 = 131.75Sqft
Bedroom Two: 11'8 x 9'9 + 1`13.25Sqft
Total = 575.85 SQFT

TOTAL FOR COMMERICAL & RESIDENTIAL = 870.1Sqft

Title
NGL49716

External Information:
https://www.newham.gov.uk/

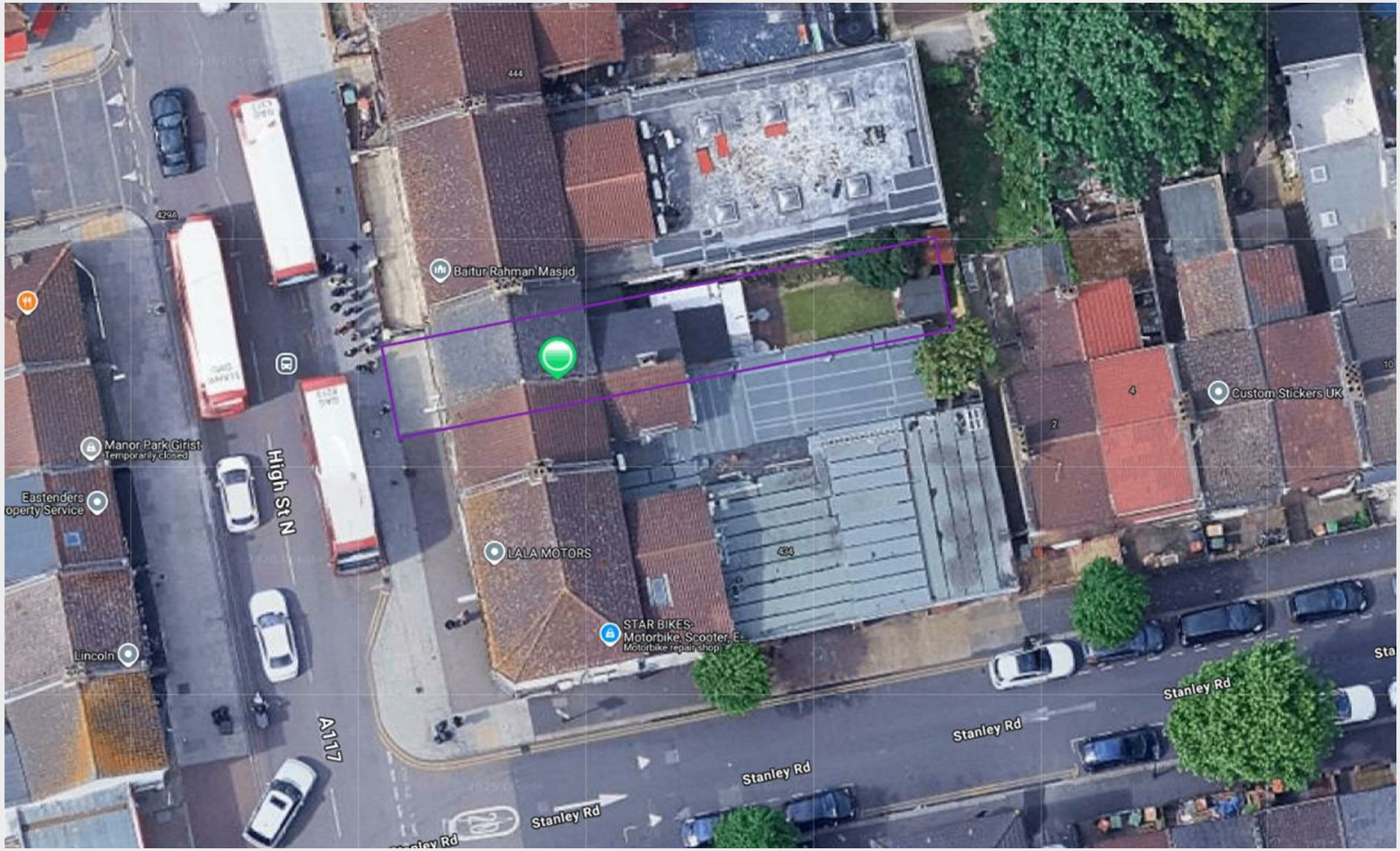
Tenure
The Property is held as FREEHOLD.

Council Tax & EPC
Council Tax Band B

EPC - Ordered 12.12.2025

AGENTS NOTE
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

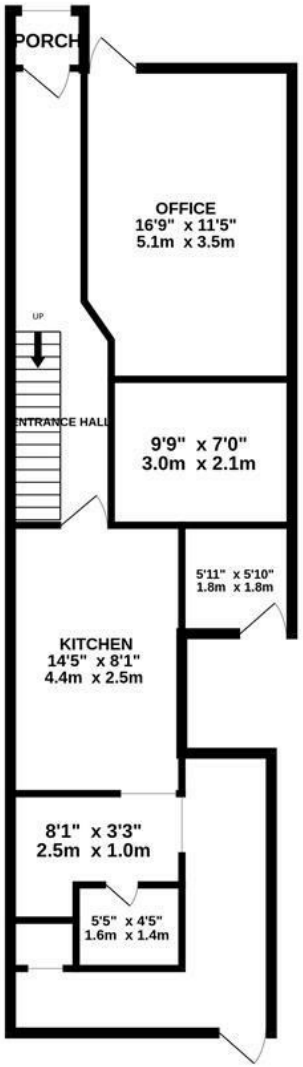
External
To the front, the section outside the office and residential front door, is owned by this property in line with the wall next door to



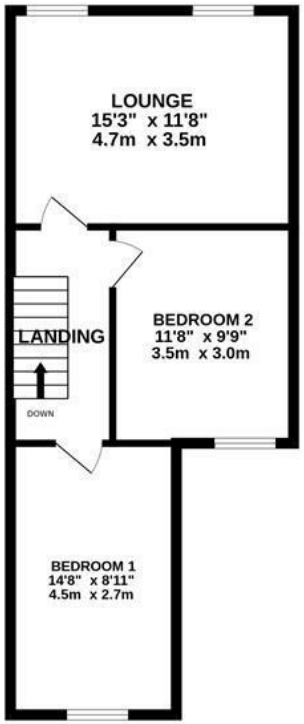
the left.

Good sized un-overlooked garden to the rear.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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