



## Fraser Road, Walthamstow E17

**£525,000**

719 sq ft (66.8 sq m)

### Key Features

- Existing two storey workshop
- Freehold development opportunity
- Full planning permission granted to convert into a residential dwelling
- Walthamstow Village location
- Vacant possession



INVESTMENT & DEVELOPMENT

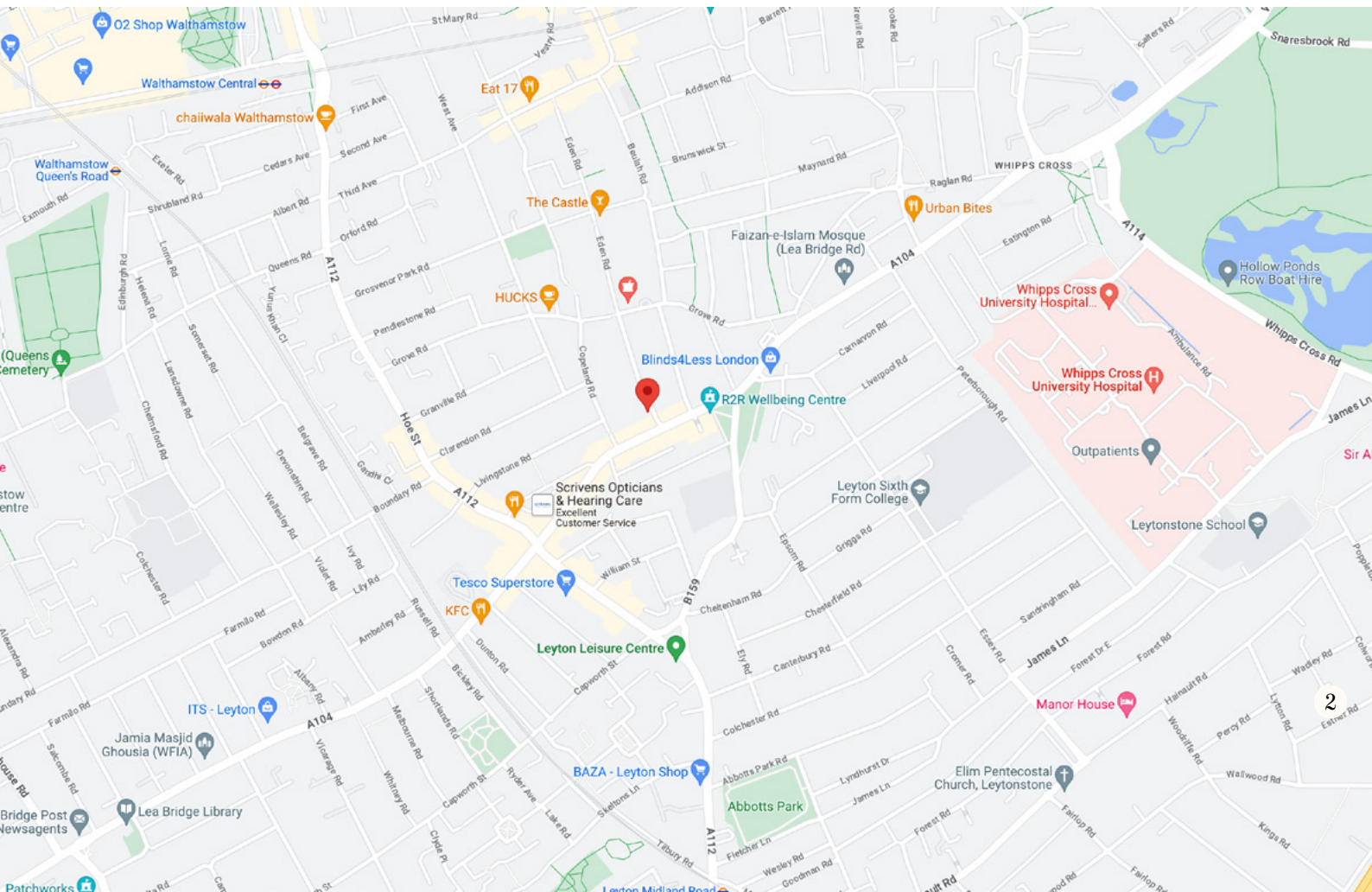
☎ 0208 520 6220

✉ [id@stowbrothers.com](mailto:id@stowbrothers.com)

👉 [stowbrothers.com](http://stowbrothers.com)

📍 Fraser Road, Walthamstow E17

# THE STOW BROTHERS INVESTMENT & DEVELOPMENT



## ➤ SUMMARY

This is a rare opportunity to buy a freehold plot of land with full planning permission for conversion to a residential property in a prime residential location on the borders of Walthamstow Village.

Currently occupied by a two storey workshop, this a fantastic opportunity for either a self-build owner occupier or a developer. With shops, cafes, restaurants, parks, and stations all within easy walking distance this is a first-class location.

## ➤ LOCATION

The property is located on a quiet tree-lined residential street that is width-restricted and one way, limiting vehicle traffic.

It's just an eight minute walk from the centre of Walthamstow Village, and just moments from all the amenities in Bakers Arms.

The site is ideally located for access to the local neighbourhood centres of Leyton and Walthamstow, and is within a 15 minute walk of three overground stations and the large open green space of Leyton Flats.



INVESTMENT & DEVELOPMENT

☎ 0208 520 6220

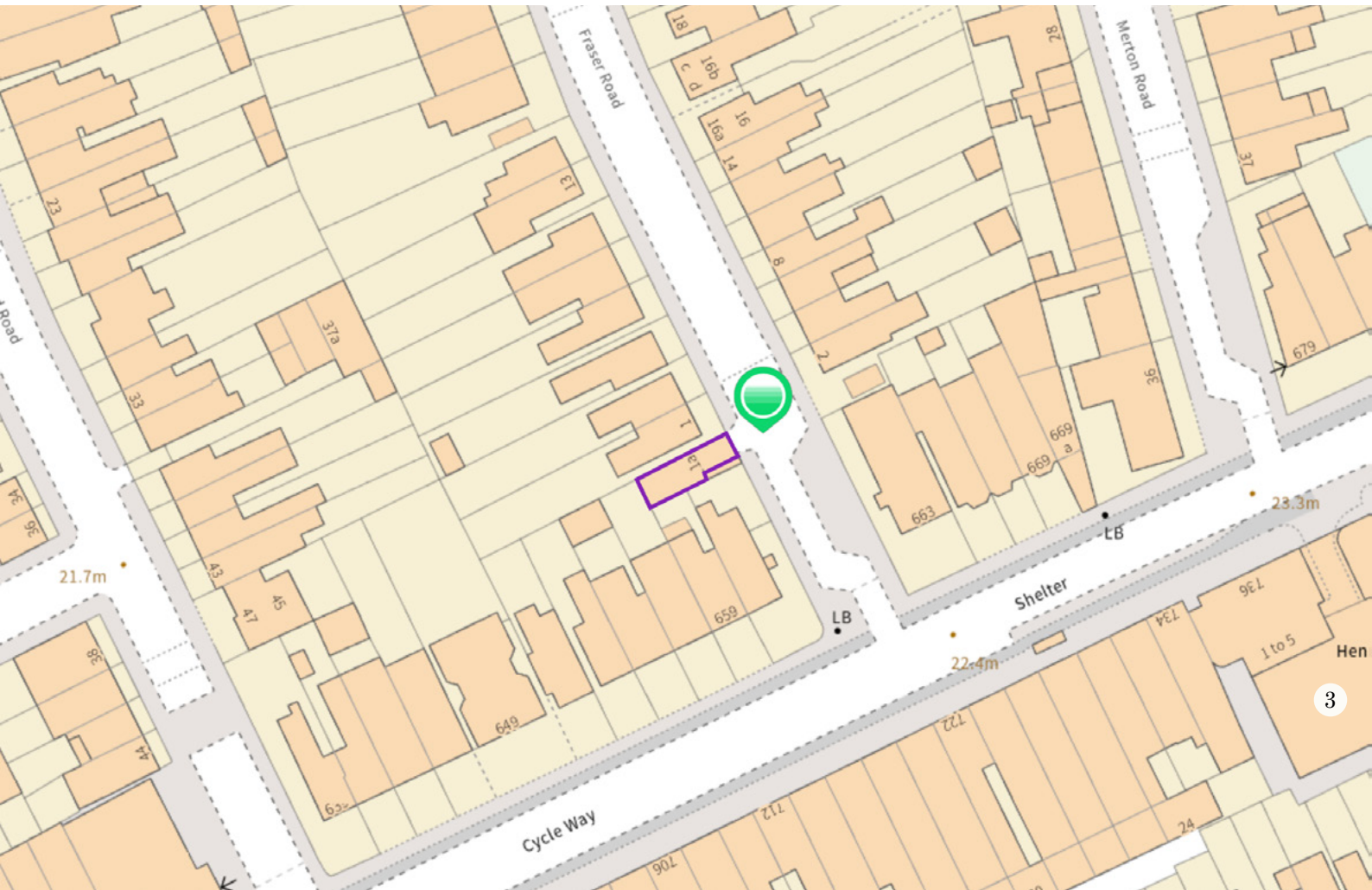
✉ [id@stowbrothers.com](mailto:id@stowbrothers.com)

🌐 [stowbrothers.com](http://stowbrothers.com)

📍 Fraser Road, Walthamstow E17



# THE STOW BROTHERS INVESTMENT & DEVELOPMENT



## DESCRIPTION

You could build your dream home to live in or to build and sell a stunning new home. The current building on the site is a two storey Victorian warehouse/workshop with Class E usage. The internal two-storey area is 719 square feet, equally split over two floors. The property is set back from the plot behind a gated and covered front yard that measures 15'7" by 13'4". The existing two storey brick building is flooded with light from three large windows on the first floor and two on the ground floor. All the windows are south facing, thus maximising the direct sunlight.

## PLANNING

Planning permission has been granted by LB Waltham Forest for the change of use of the existing two storey building occupied as a workshop (Use Class E) to use as a dwellinghouse (Use Class C3) with construction of front extension and including a balcony to first floor. Planning reference 220518



INVESTMENT & DEVELOPMENT

☎ 0208 520 6220

✉ [id@stowbrothers.com](mailto:id@stowbrothers.com)

🌐 [stowbrothers.com](http://stowbrothers.com)

📍 Fraser Road, Walthamstow E17

# THE STOW BROTHERS INVESTMENT & DEVELOPMENT



→ **PRICE**  
£525,000

→ **TENURE**  
Freehold, with the benefit of vacant possession.

→ **VAT**  
We have been advised that VAT is not applicable.

→ **ACCESS**  
Strictly by appointment only and via sole agents  
The Stow Brothers [0208 520 6220](tel:02085206220)  
[id@stowbrothers.com](mailto:id@stowbrothers.com)

→ **ADDITIONAL INFO**  
Please contact a member of the team at The Stow Brothers for any additional information.



INVESTMENT & DEVELOPMENT

☎ 0208 520 6220

✉ [id@stowbrothers.com](mailto:id@stowbrothers.com)

🌐 [stowbrothers.com](http://stowbrothers.com)

📍 Fraser Road, Walthamstow E17



# THE STOW INVESTMENT & DEVELOPMENT BROTHERS



Total Area: 66.8 m<sup>2</sup> ... 719 ft<sup>2</sup> (excluding drive)  
All measurements are approximate and for display purposes only.



INVESTMENT & DEVELOPMENT

☎ 0208 520 6220

✉ [id@stowbrothers.com](mailto:id@stowbrothers.com)

🌐 [stowbrothers.com](http://stowbrothers.com)

📍 Fraser Road, Walthamstow E17

If you'd like to find out more about this property or for any other information, please get in touch.

INVESTMENT  
& DEVELOPMENT

☎ 0208 520 6220

✉ [id@stowbrothers.com](mailto:id@stowbrothers.com)

📍 236B Hoe Street E17 3AY



THE INVESTMENT &  
DEVELOPMENT TEAM

• **Matt Cobb**

[matt@stowbrothers.com](mailto:matt@stowbrothers.com)

• **Andrew Goad**

[andrew@stowbrothers.com](mailto:andrew@stowbrothers.com)

• **Kenny Goad**

[kenny@stowbrothers.com](mailto:kenny@stowbrothers.com)



FOLLOW US:

➔ @STOWBROTHERS

➔ STOWBROTHERS.COM