



## CUMBERLAND ROAD, PLAISTOW, E13

Guide Price  
**£3,750,000**

### UNBROKEN FREEHOLD

101 Cumberland Road, Plaistow, London E13 8LS

#### Investment Summary

- Unbroken Freehold ownership.
- 4-storey development comprising 9 self-contained units.
- 2 x 3 bedroom houses, 1 x 3-bedroom apartments, 5 x 2-bedroom apartments, and 1 x 1-bedroom apartment.
- Total Gross Internal Area of 7,351 SQ FT (not including communal areas).
- Fully rented, generating an annual income of £225,800.
- Recently renovated, offering modern living spaces.

**Chestertons Capital Markets**

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# THE BUILDING

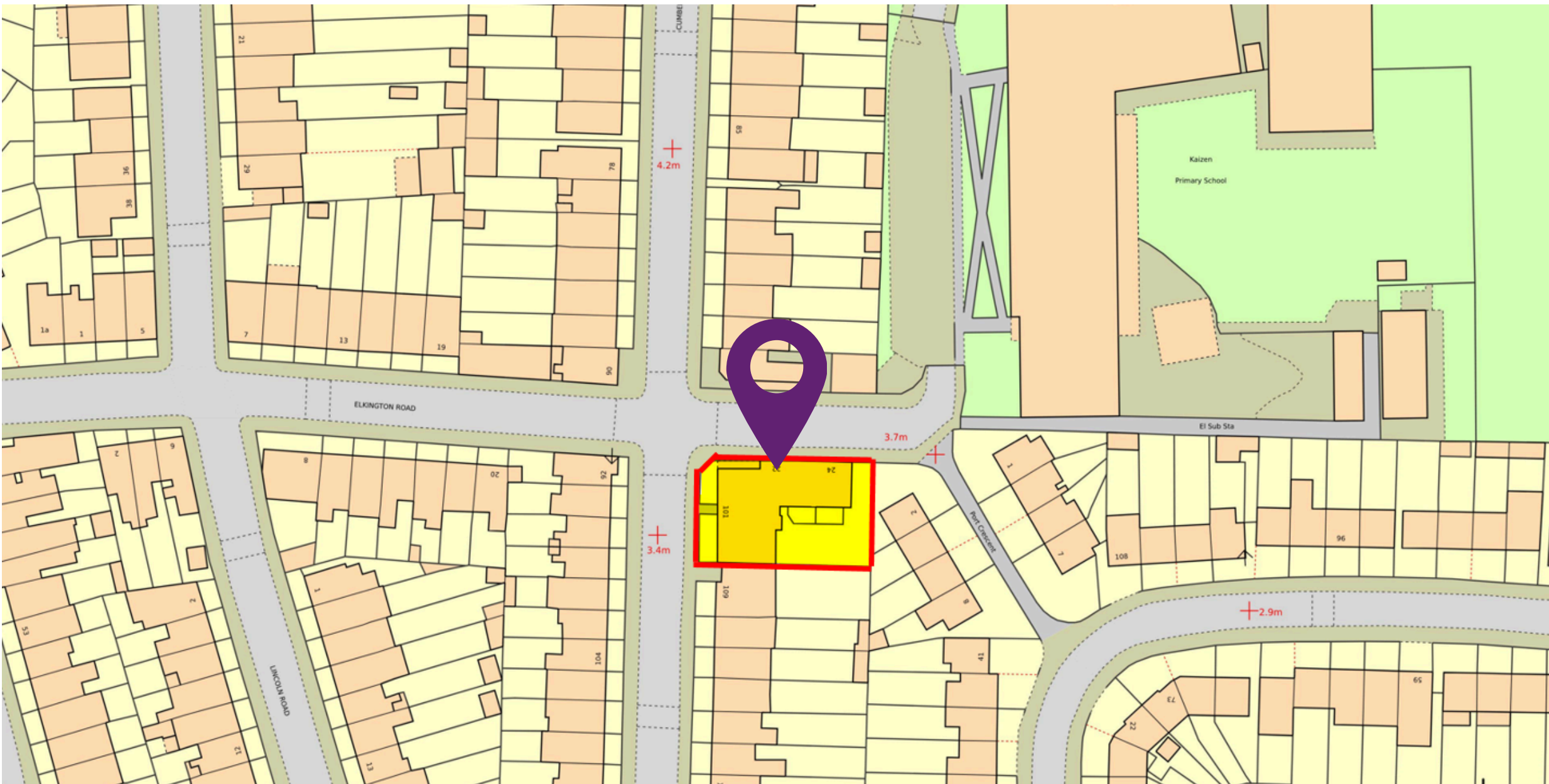
The current site is a cleared corner plot that was once home to "The Duke of Cumberland." It now is a mixed-height development, ranging from three to four stories, consisting of nine self-contained units (including three 3-bedroom, five 2-bedroom, and one 1-bedroom apartments). The layout is thoughtfully designed to support modern family living, enhancing the cultural and architectural character of Newham.



# LOCATION

The proposed development is situated at the corner of Cumberland Road and Elkington Street in Plaistow. Nearby educational institutions include Kaizen Primary School, directly to the east, and Cumberland Secondary School, less than half a mile away. The site is also close to Cumberland Playing Fields and Newham Leisure Centre, a Council-run facility offering dance studios, a health suite, a running track, astro pitches, and a sports hall. Additionally, Westfield Shopping Centre and the Queen Elizabeth Olympic Park are conveniently located within 3 miles, accessible by public transport or a short drive.

The property benefits from strong transport connectivity, being less than a mile from Plaistow Station (serving the District and Hammersmith & City lines) in Zone 3. Canning Town Underground station (Jubilee and DLR lines) is slightly over a mile away, providing quick access to destinations like the O2, Canary Wharf, Green Park, and London City Airport. The nearby A112 also connects to the A13 and A12, leading towards the Docklands.





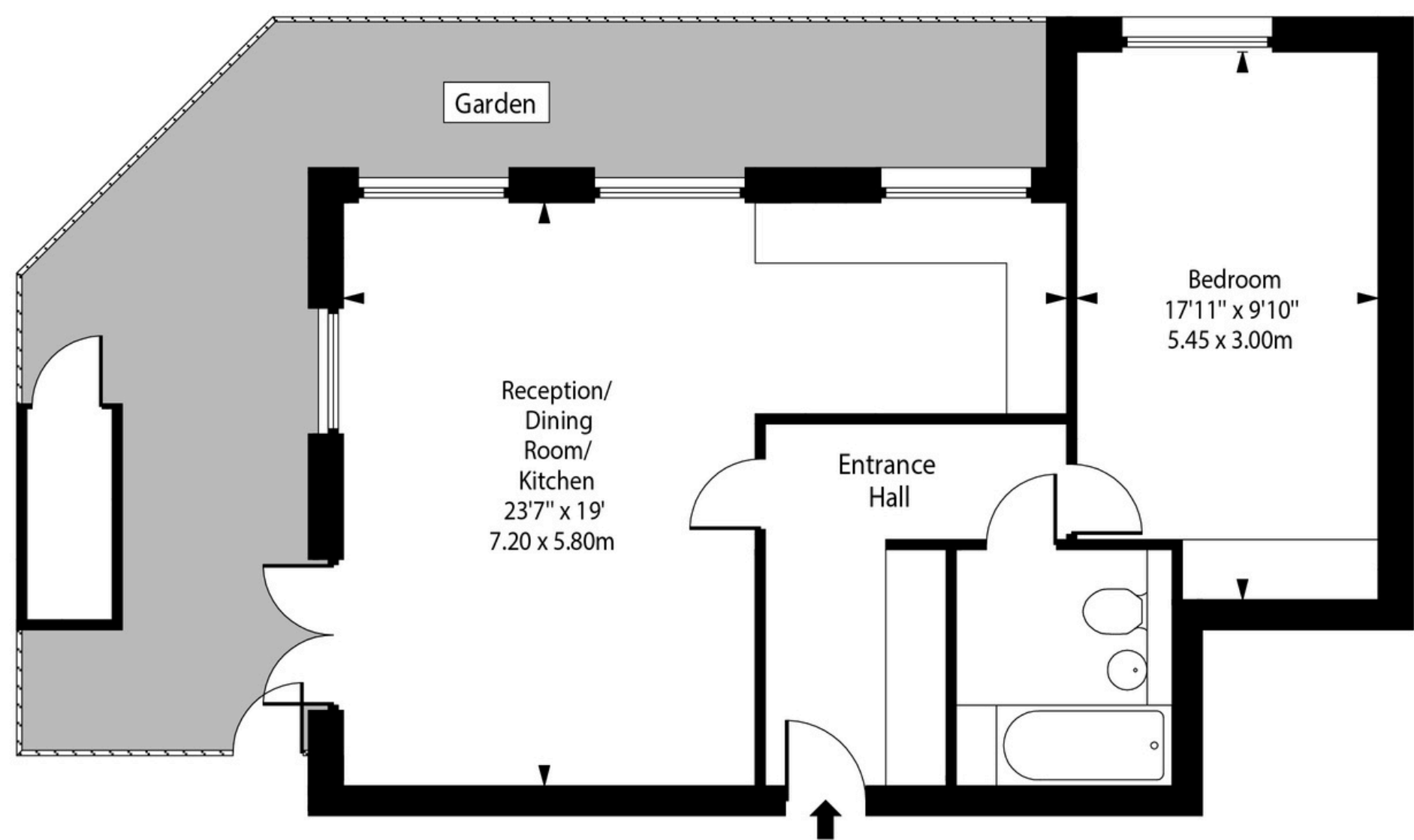
# Rental Values

	Rent (p.c.m)	Rent (p.a.)	Term End Date
Flat 1	£1,650	£19,800	12/09/2025
Flat 2	£1,850	£22,200	13/05/2025
Flat 3	£1,850	£22,200	01/08/2025
Flat 4	£1,850	£22,200	10/07/2025
Flat 5	£1,850	£22,200	02/02/2025
Flat 6	£1,850	£22,200	04/04/2025
Flat 7	£2,400	£28,800	01/07/2025
22 Elkington Road	£2,800	£33,600	06/10/2025
24 Elkington Road	£2,800	£33,600	20/11/2025
TOTAL	£18,900	£225,800	

## Area Breakdown

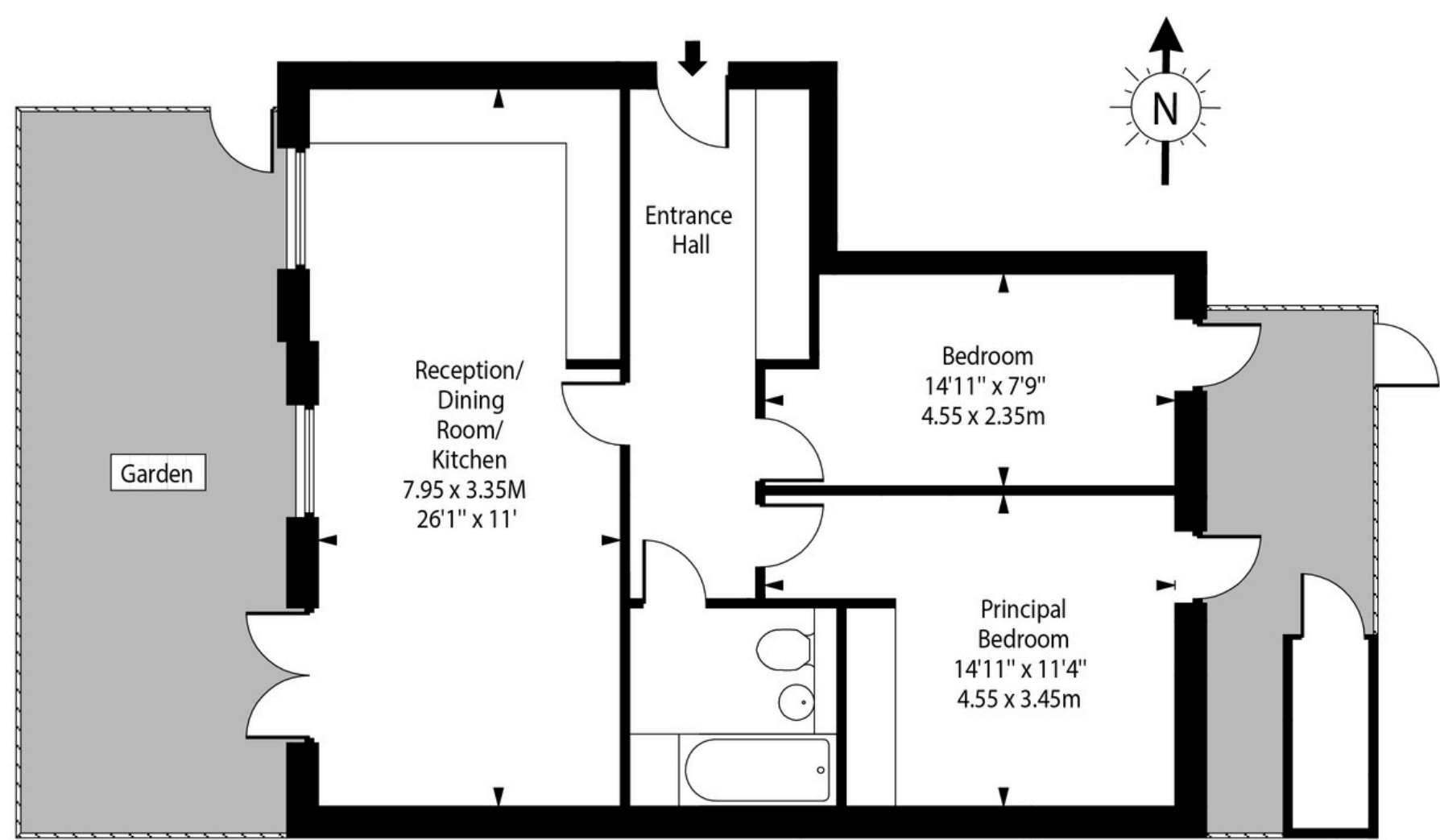
	Floor Level	Beds	Bath	GIA (sq. ft.)	GIA (sq. m.)
Flat 1	Ground	1	1	657	61
Flat 2	Ground	2	1	732	68
Flat 3	First	2	1	710	66
Flat 4	First	2	1	732	68
Flat 5	Second	2	1	710	66
Flat 6	Second	2	1	732	68
Flat 7	Third	3	2.5	958	89
22 Elkington Road	Ground, First and Second	3	2.5	1,076	100
24 Elkington Road	Ground, First and Second	3	2.5	1,044	97
Total				7,351	682.93

# Ground Floor Flats



## Flat 1

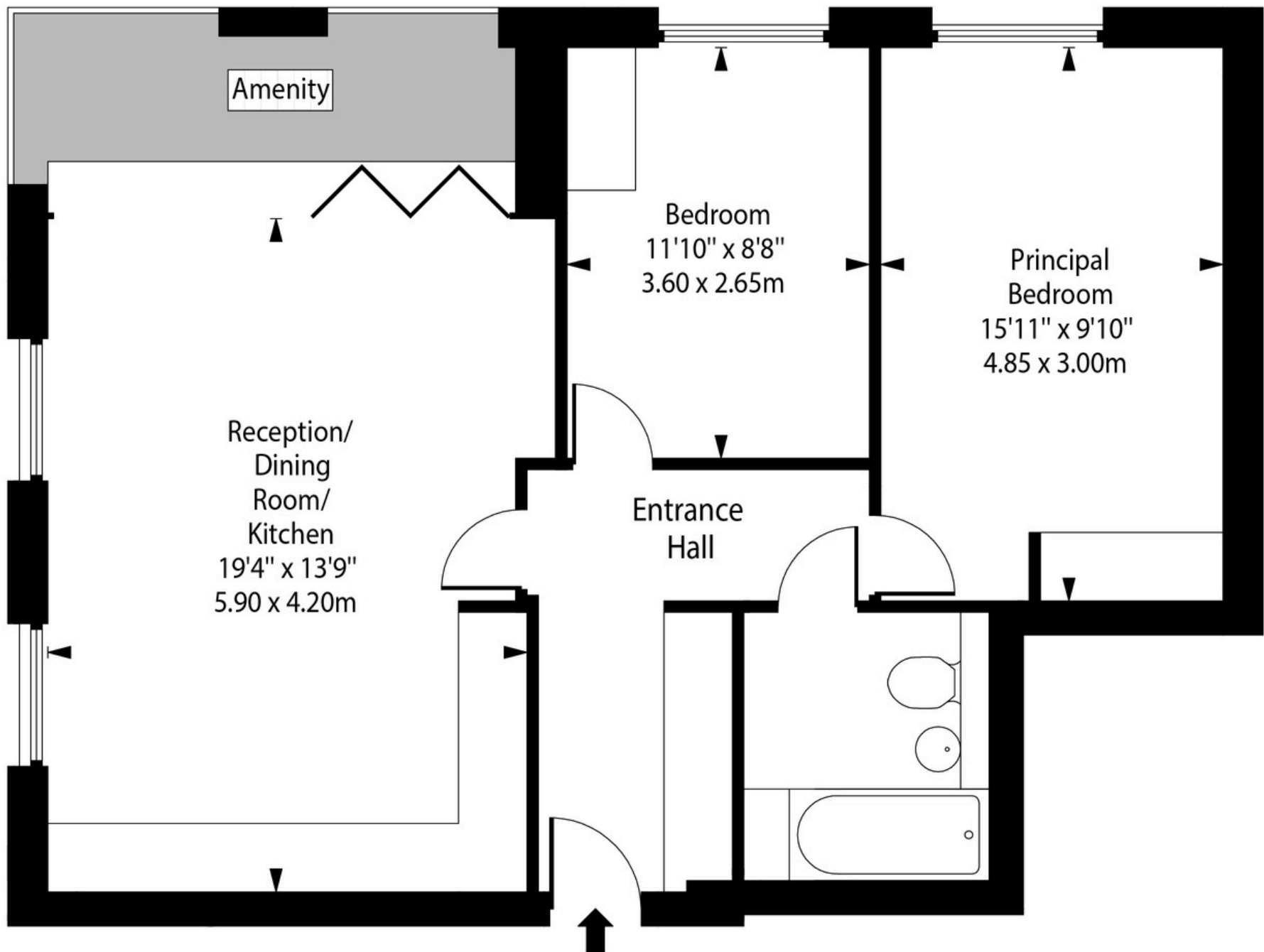
657 sq ft (61 sq m)



## Flat 2

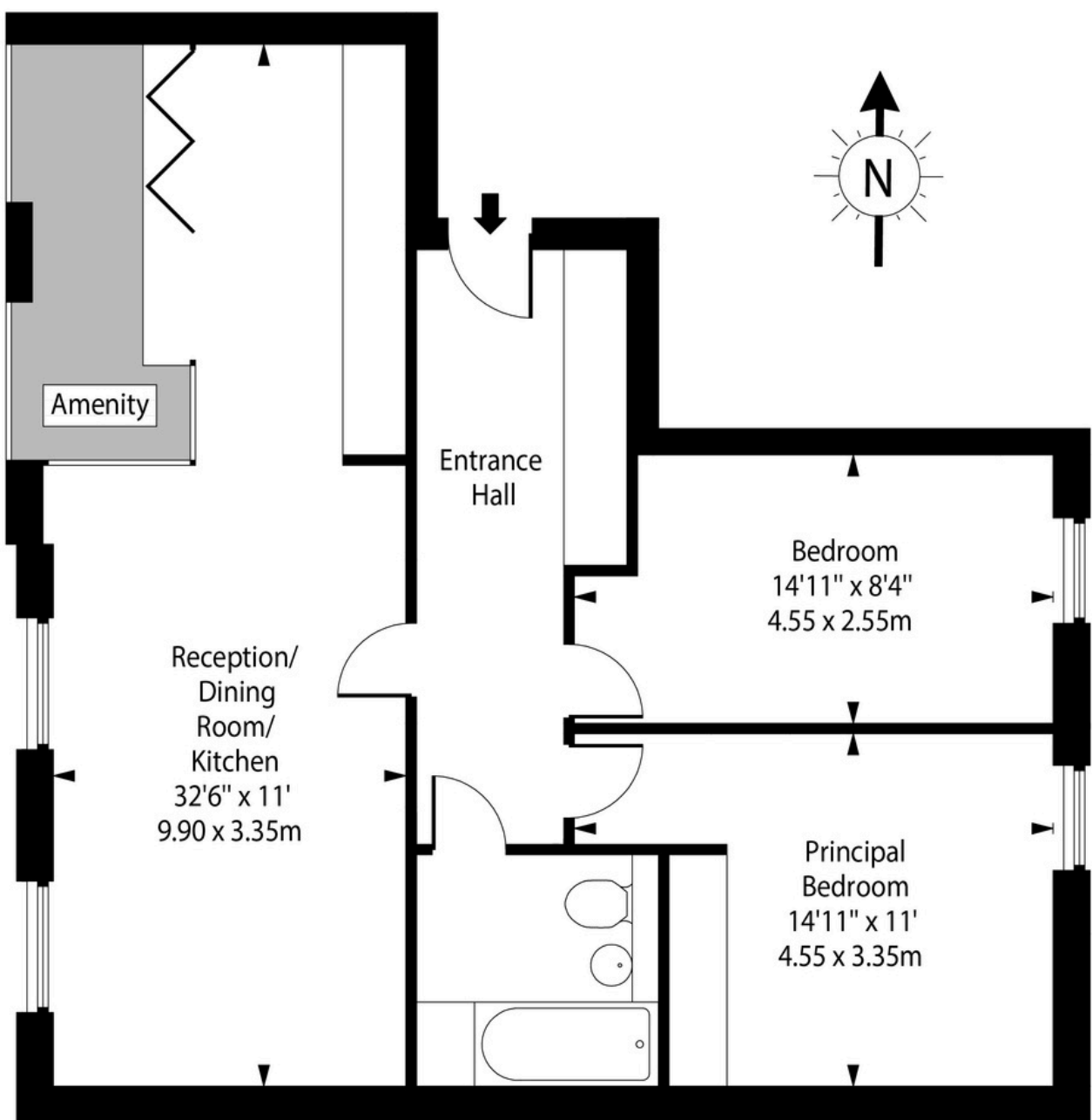
732 sq ft (68 sq m)

# First Floor Flats



## Flat 3

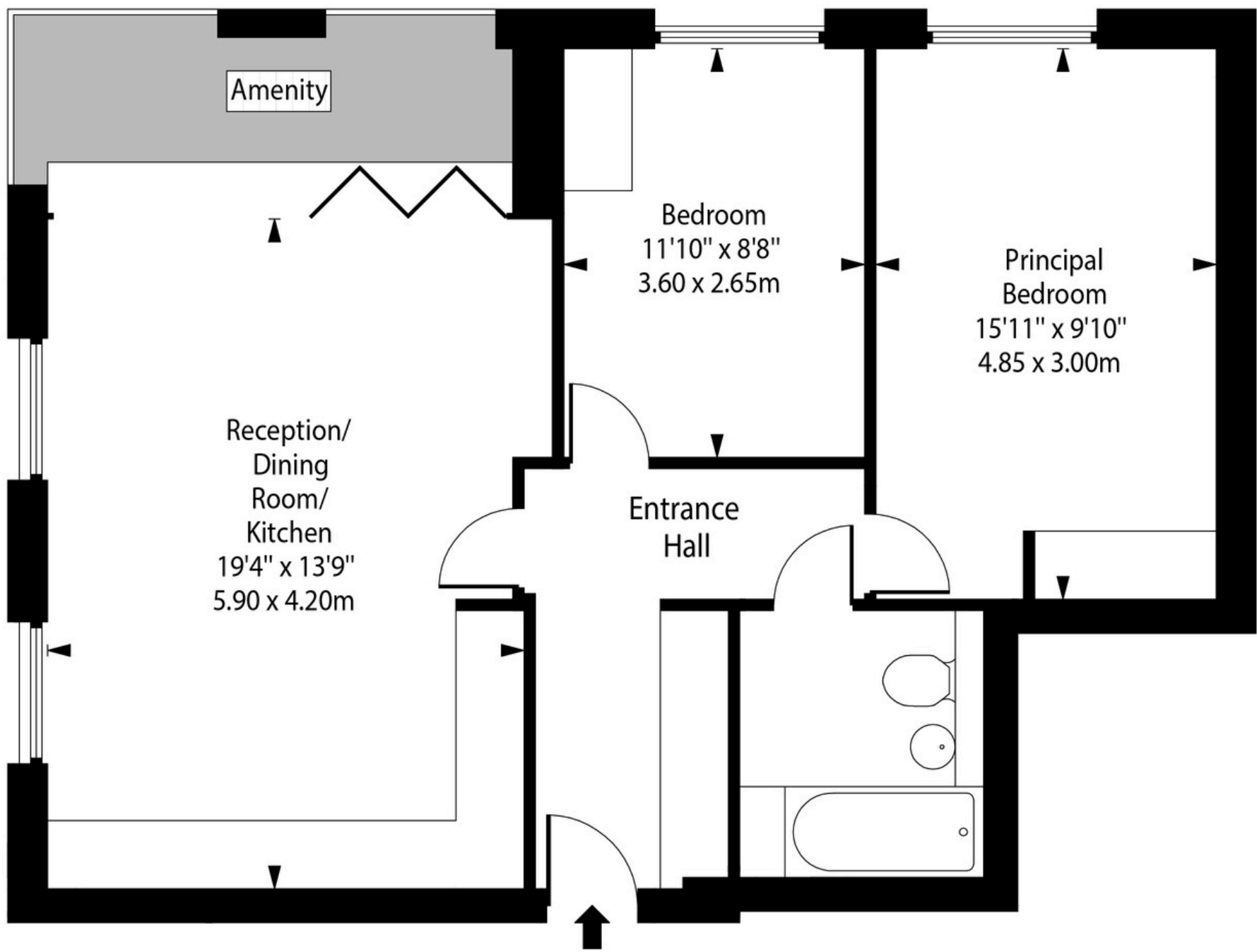
710 sq ft (66 sq m)



## Flat 4

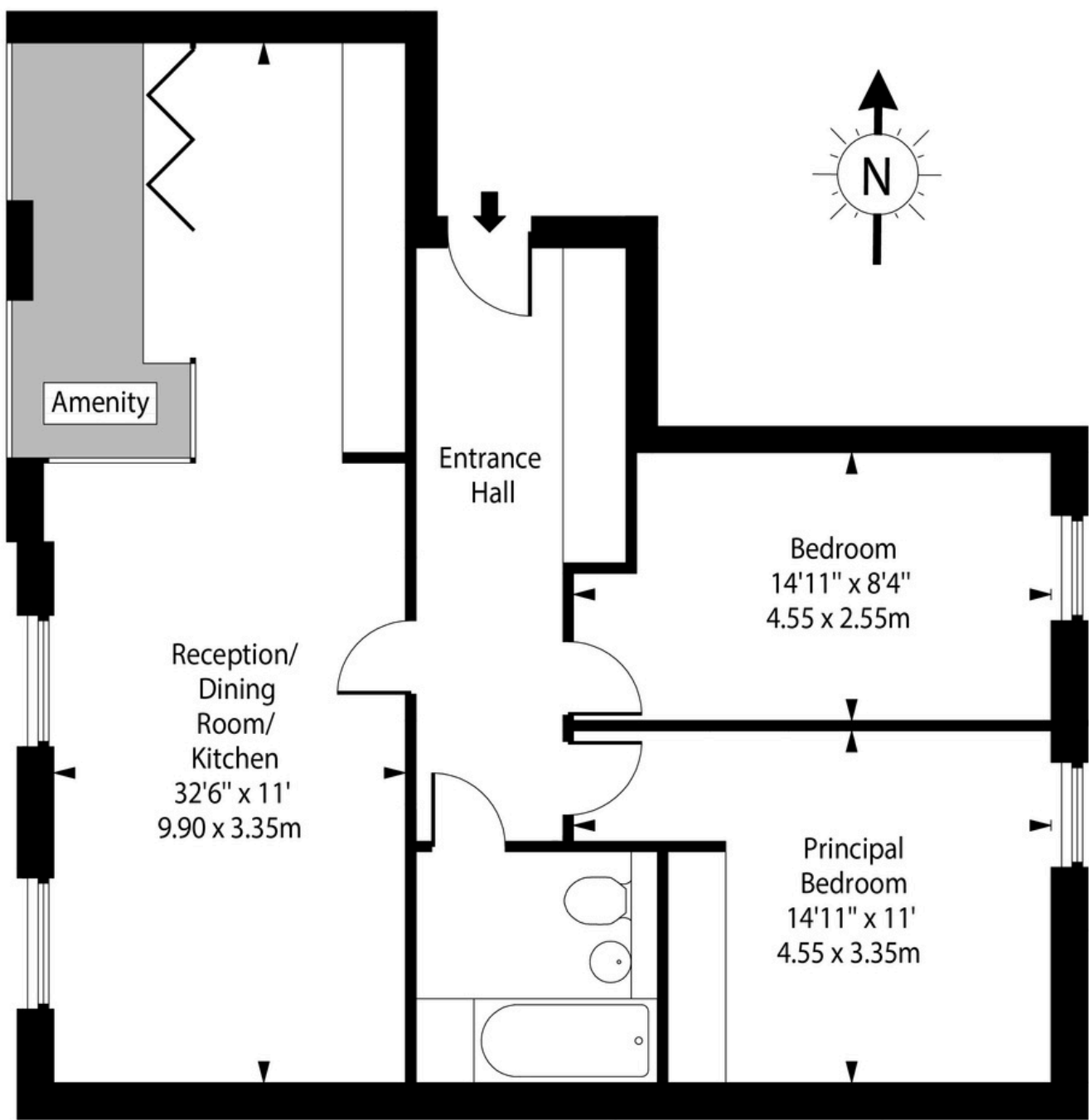
732 sq ft (68 sq m)

# Second Floor Flats



## Flat 5

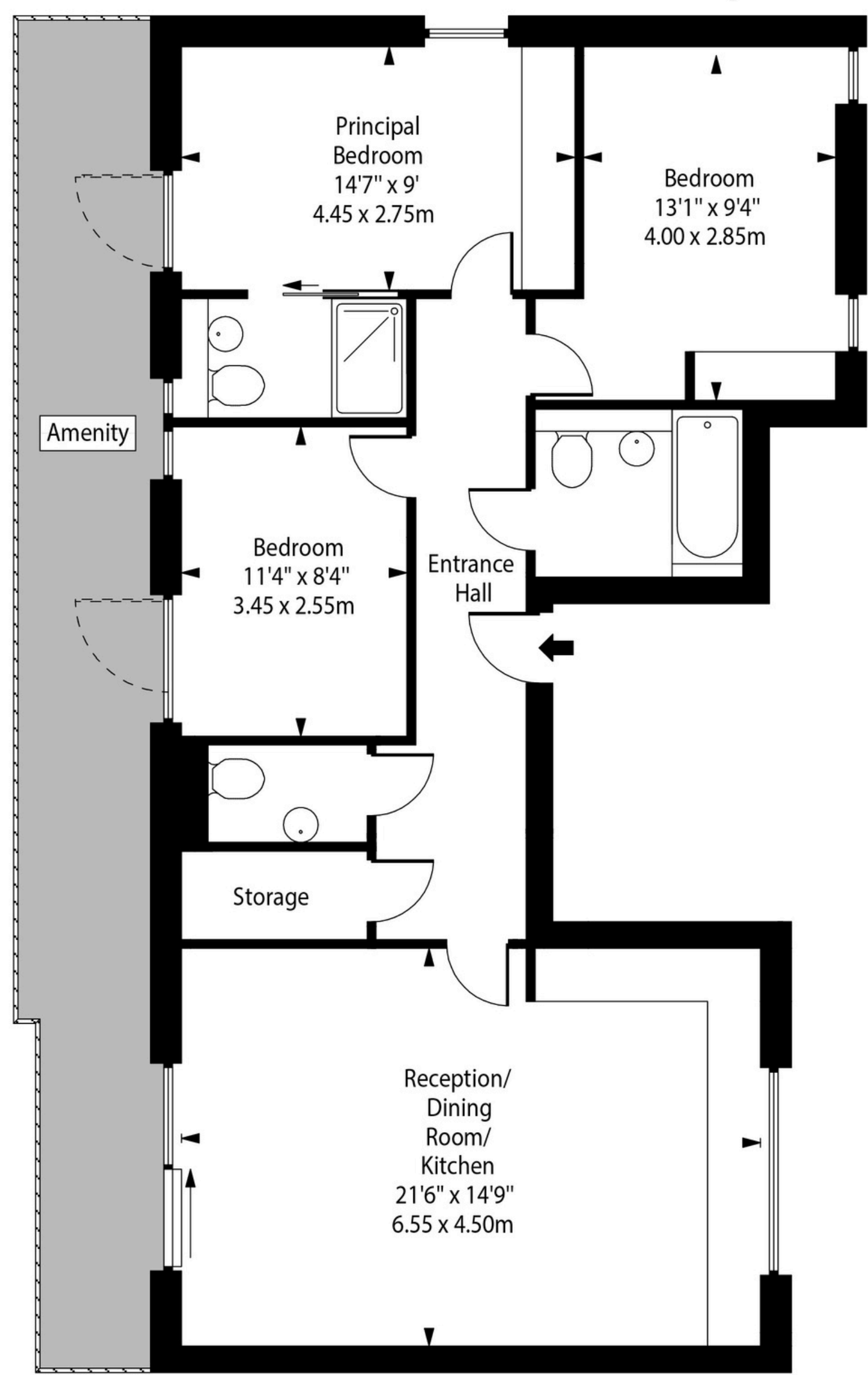
710 sq ft (66 sq m)



## Flat 6

732 sq ft (68 sq m)

# Third Floor Flats



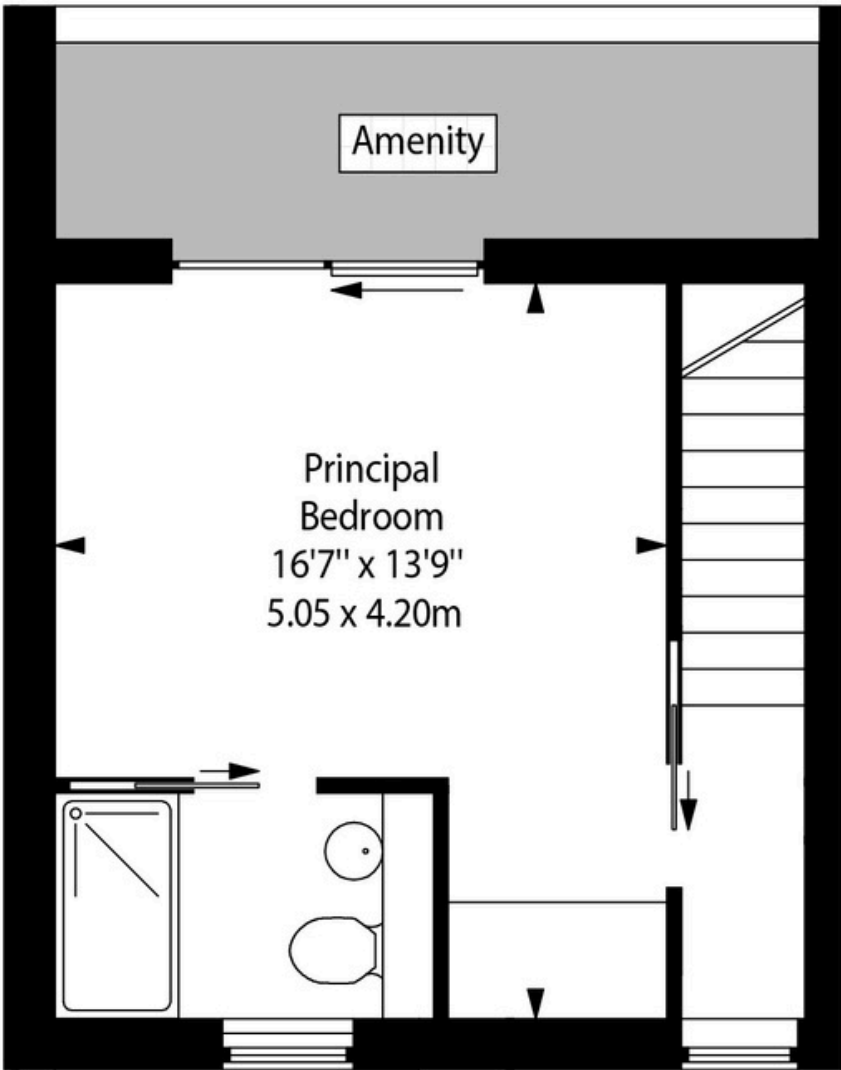
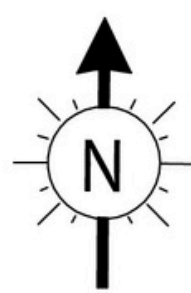
## Flat 7

958 sq ft (89 sq m)

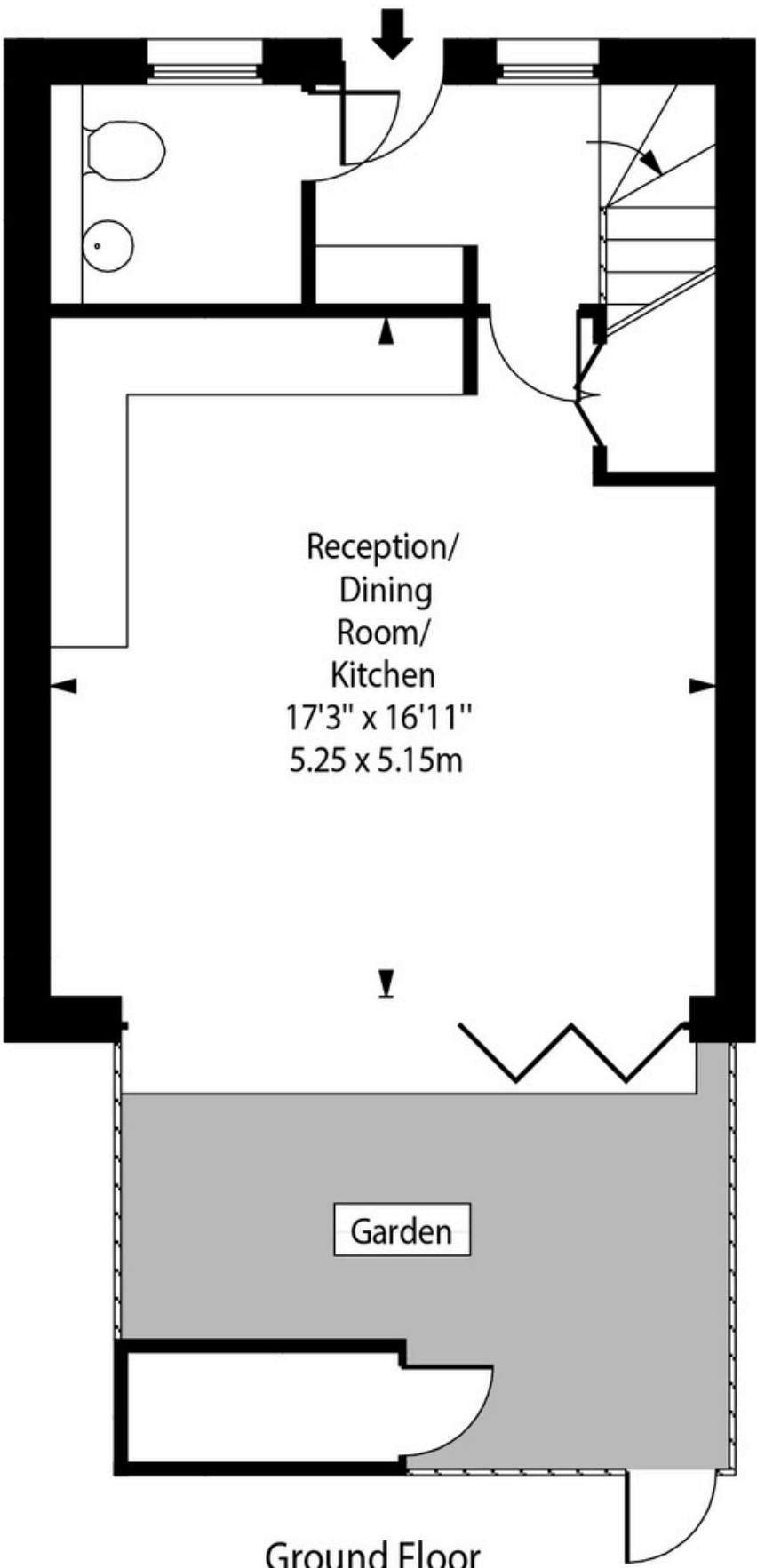


# 22 Elkington Road

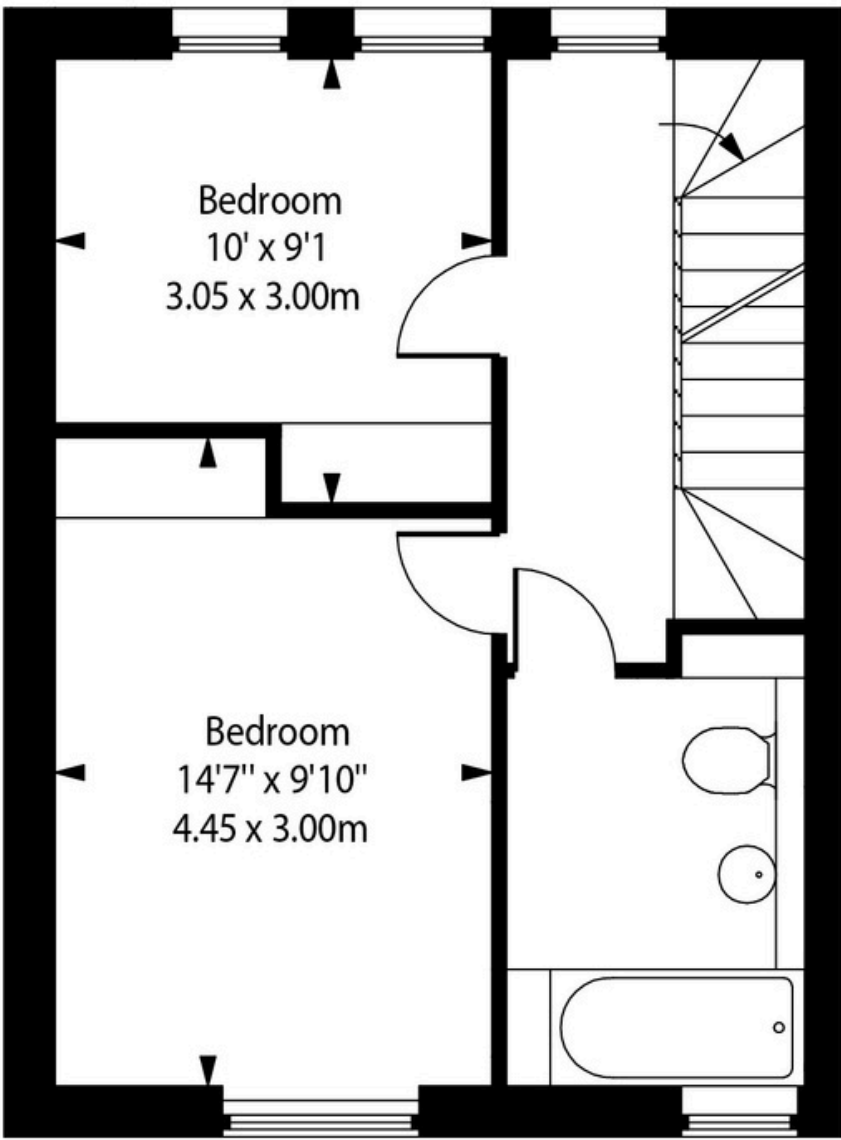
Cumberland Road



Second Floor



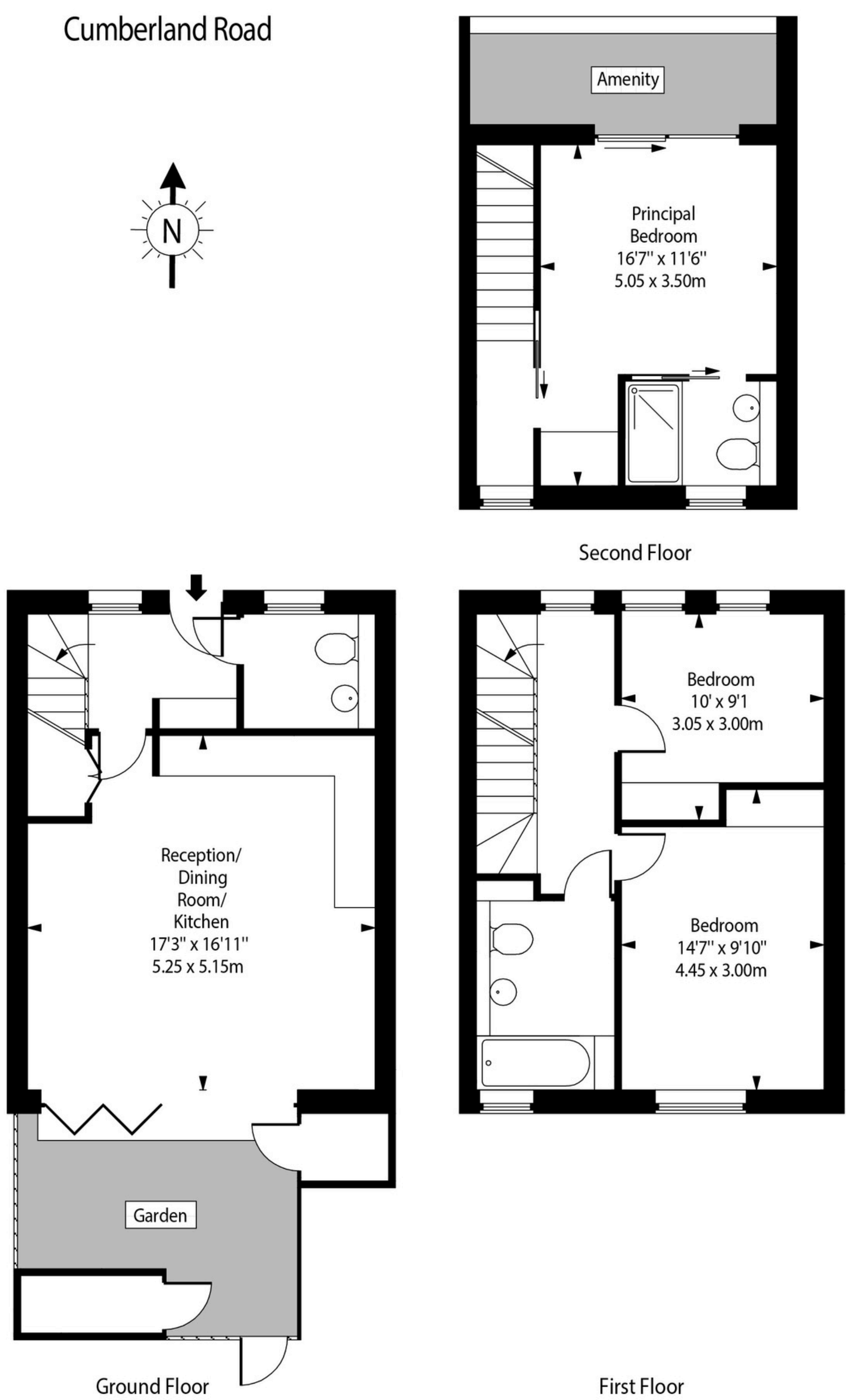
Ground Floor



First Floor

1,076 sq ft (100 sq m)

# 24 Elkington Road



1,044 sq ft (97 sq m)

## CONTACT US TO DISCUSS FURTHER OR ARRANGE A VIEWING



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