



RESIDENTIAL HOUSE WITH PLANNING

69 Evering Road

Stoke Newington, N16 7PR

69 EVERING ROAD N16 7PR

**RESIDENTIAL DEVELOPMENT
OPPORTUNITY WITH THE BENEFIT
OF PLANNING PERMISSION**

FREEHOLD FOR SALE

2,327 sq ft
(216.19 sq m)

- Planning permission granted to convert into 4 self-contained flats (2x1 Bed, 1x2 Bed & 1x3 Bed)
- Flat 1: 1 bed lower ground floor flat - 548 sqft (51 sqm) with access to private terrace
- Flat 2: 3 bed maisonette - Lower Ground & Ground Floors - 1120 sqft (104 sqm) with access to private terrace and garden
- Flat 3: 1 bed first floor flat - 602 sqft (56 sqm)
- Flat 4: 2 bed maisonette - Second & Third Floor - 840 sqft (78 sqm)
- 100% Shares Of The SPV Company That Owns The Freehold Can Be Purchased
- Substantial Stamp Duty Saving

Summary

Available Size	2,327 sq ft
Price	£1,475,000
Business Rates	Upon Enquiry
BER Rating	Upon enquiry

Location

The house is located on the Northwest side of Evering Road, close to the junctions of Darville Road and Rectory Road. Stoke Newington High Street is within a short walk of the many shops and restaurants. A local park also serves the area. Transport facilities are good with bus routes serving the area. Rectory Road Overground Station is within a short walk away.

Description

Comprises a former Victorian terraced house arranged on basement, ground, first and second floors, The house is in very poor condition.

Accommodation

The accommodation comprises the following existing areas:

Name	sq ft	sq m	Availability
Basement	465	43.20	Available
Ground	700	65.03	Available
1st	680	63.17	Available
2nd - Attic	485	45.06	Available
Total	2,330	216.46	

Planning Permission

Planning Permission was granted by the London Borough of Hackney on the 11th April 2024. Excavation of basement and creation of front and rear light wells, and associated stairs and railings, erection of single-storey rear extension at Ground Floor Level, erection of Rear Dormer Roof Extension and insertion of two roof lights in front roof slope, provision of refuse storage in the front garden. Conversion of extended property into 4 self-contained flats (2 x 1 beds, 1 x 2 bed and 1 x 3 bed) Planning Reference 2021 / 1140.

The planning is subject to a Section 106 payment. £29,841.10
CIL £11,347.22

Company Ownership

The Freehold is owned in a SPV Company and the entire 100% Shareholding can be purchased providing a purchaser a substantial Stamp Duty saving.

Price

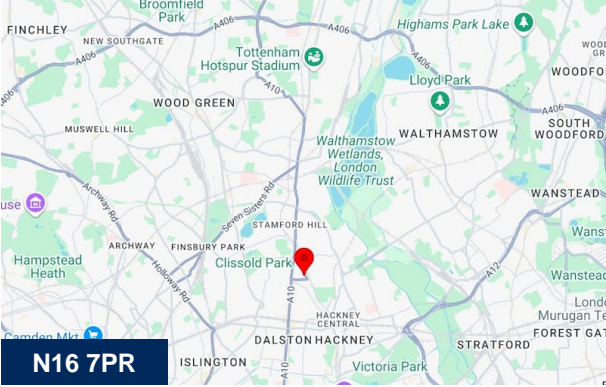
£1,475,000

IDENTIFICATION:

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings

Strictly by appointment through SOLE agents, Christo & Co.



Viewing & Further Information



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